BILL GARRETT, Davidson County
Trans:T20170049670 DEEDWARRSP
Recvd: 06/12/17 09:20 3 pgs
Fees:18.00 Taxes:6660.00
20170612-0058419

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Tulip Street, LLC
483 Grand Oaks Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Reliant Bank
1736 Carothers Parkway, Suite 100
Brentwood, TN 37027

Map/Parcel
082-15-204

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustees of the Nashville District, Tennessee Conference of the United Methodist Church,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Tulip Street, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

All that tract or land situated in Davidson County, State of Tennessee, and described as follows, to wit: Pts. Of Lot Nos. 23 and 24 in F.K. Zollincoffers Addition to Edgefield, now Nashville, said parts of said lots fronting 55 feet on the south side of Russell Street, and running back between parallel lines 174 feet to an alley.

Being the same property conveyed to the Trustees of The Tulip Street Methodist Episcopal Church, South of Nashville, Tennessee, and their successors in office, by deed dated October 19, 1921, from Charles H. Brandon, an unmarried man, of record in Book 577, page 651, Register's Office for Davidson County, Tennessee. Further being the same property having since passed to the Trustees of the Nashville District, Tennessee Conference of the United Methodist Church by operation of Paragraph 2549 of the Book of Discipline of the United Methodist Church and further by action of the Tennessee Annual Conference on June 15, 2016, following the closure of Tulip Street United Methodist Church.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This conveyance is further made subject to the following restrictions, limitations, and reservations which shall be binding upon the GRANTEE, its successors and assigns:

1) The sanctuary portion of the property (built circa 1890) shall continue to be used primarily for Christian Worship church services on Sundays, as well as weddings and other events that promote Christian welfare, the welfare of families and the welfare of the city; and,

2) The adjacent office/education building (built circa 1930) shall be used only for those general office, residential, retail or educational uses which are compatible with the use of the sanctuary portion as a Church.

In the event the property being conveyed herein is not used in accordance with the restrictions, limitations and reservations described herein, all right,

title and interest in the property being conveyed herein shall revert back to the GRANTOR of which the GRANTOR is a constituent District.

This is **improved** property known as **518 Russell Street, Nashville, Tennessee 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS, this the 7th day of **June, 2017.**

John T. Cavin, Chairman of Board of Trustees of the Nashville District, Tennessee Conference of the United Methodist Church

Thomas R. Blose, Jr., Trustee of the Nashville District, Tennessee Conference of the United Methodist Church

Alton W. Phillips, Vice-Chair and Trustee of the Nashville District, Tennessee Conference of the United Methodist Church

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **John T. Cavin** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **Chairman of Board of Trustees of the Nashville District, Tennessee Conference of the United Methodist Church**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the said bargainor as such authorized officer.

WITNESS my hand and official seal this 7th day of June, 2017.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Thomas R. Blose, Jr.,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a **Trustee of the Nashville District, Tennessee Conference of the United Methodist Church**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the said bargainor as such authorized officer.

WITNESS my hand and official seal this 7th day of June, 2017.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Alton W. Philips,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a **Trustee and Vice-Chair of the Nashville District, Tennessee Conference of the United Methodist Church**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the said bargainor as such authorized officer.

WITNESS my hand and official seal this 7th day of June, 2017.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,800,000.00.

Charles R. Jones
AFFIANT

Subscribed and sworn to before me on this 7th day of June, 2017.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #17030064