This Instrument Prepared By:

FIDELIS LAW, PLLC
216 CENTERVIEW DRIVE, SUITE 317
BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Bill Garrett Davidson County
Batch# 46183 DEEDQC
01/09/2018 02:30:22 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20180109-0002976

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel**
IGLESIA BAUTISTA RENACER 3654 Murfreesboro Pike Antioch, Tennessee 37013	Same	164-00-0-128.00

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to Tenn. Code Ann. § 67-4-409(4)).

Amelia Workman, South Gate Baptist Church, Trustee

Sworn to and subscribed before me this 7th day of January, 2018.

Notary Public

My Commission Expires:

JOANN W HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, the receipt of which is hereby acknowledged, SOUTH GATE BAPTIST CHURCH, INC., a Tennessee Nonprofit Religious Corporation, (formerly known as South Gate Baptist Mission, having amended its name with the Tennessee Secretary of State on September 21, 1977) ("Transferor"), by and through its undersigned authorized representatives, Janice Bobbitt, Jill Boone, and Amelia Workman have this date bargained and sold, and do hereby convey, remise, release, transfer, and forever quitclaim any and all interest in which SOUTH GATE BAPTIST CHURCH, INC. owns, to IGLESIA BAUTISTA RENACER, a Tennessee Nonprofit Corporation ("Transferee"), in certain real estate in Davidson County,

Tennessee, being more particularly described as follows:

A tract of land in the Second, formerly the Third Civil District of Davidson County, Tennessee, bounded and described as follows:

Beginning at an iron stake on the northeasterly margin of the Murfreesboro Turnpike Road (being the northwesterly corner of the property known as the T.J. McMorrough Tract transferred by Thomas Groves, et al to B.C. Johnson and wife, Laura Marie Johnson by deed of record in Book 1940, page 167, said Register's Office, and being the southeasterly corner of the tract conveyed to J.D. Burrus and wife, Buford J. Burrus, by deed of T.J. McMorrough of record in Book 1116, page 5, said Register's Office); and running thence with the T.J. McMorrough line north 51 degrees 37' east 1176 feet to a stake; thence north 70 degrees west 365 feet to a post in the fence, being the easterly corner of the tract conveyed to Joe Fosto and wife, by deed of Mrs. Buford J. Burrus of record in Book 1236, page 501; thence south 54 ½ degrees west 545 feet to a post; thence south 49 ½ degrees west 232 feet to a post at the southeasterly corner of the Mahaffy (Cleaves) tract; thence with the southeasterly line of said Mahaffy tract south 43 degrees 04' west 364.4 feet to an iron stake on the northeasterly margin of the Murfreesboro Road; thence south 46 degrees 40' east 448.7 feet to the beginning; containing 10 acres, more or less.

Being the same property conveyed to Sam C. Upchurch and wife, Miriam A. Upchurch, to John Oldham, Dan Slayden, and Norman Wright as Trustees for South Gate Baptist Mission, and their successors in trust, by deed of record in Book 4556, Page 308, in the Register's Office for Davidson County, Tennessee.

Being subject to terms and provisions of an easement granted Colonial Pipeline Company by grant from Sam C. Upchurch, et al. of record in Book 3616, page 443, Register's Office for Davidson County, Tennessee.

Being subject to easement for TVA across northerly part of premises as shown on the plans in the Planning and Zoning Office of Davidson County, Tennessee.

Being subject to Right of way conveyed to State of Tennessee by Right of way deed from Sam C. Upchurch, et al, of record in Book 2905, page 333, Register's Office for Davidson County, Tennessee.

This legal description is taken from prior deed of record. This is improved property is known as 3654 Murfreesboro Pike, Antioch, Tennessee 37013

Notwithstanding the foregoing, the conveyance and transfer of this property is conditioned on, and subject to the following terms, which shall be deemed a reverted clause:

1. If at any time following the conveyance of this property, and continuing in perpetuity, Transferee is terminated or dissolved by the Tennessee Secretary of State, for any reason,

all right, title, and interest of Transferee in the Property, then held, shall automatically revert and transfer to the Nashville Baptist Association, Inc.

2. If at any time following the conveyance of this property, and continuing in perpetuity, Transferee is not a member of the Nashville Baptist Association Inc., for any reason, or is no longer in compliance with the then current statement of covenants and expectations of the Nashville Baptist Association, Inc., which is currently set forth in the Nashville Baptist Association Declaration, then all right, title, and interest of Transferee in the Property, then held, shall automatically revert and transfer to the Nashville Baptist Association, Inc.

3. Following the conveyance of this property, and continuing into perpetuity, the Transferee may not sell, transfer or assign any interest in the Property, except upon the express written approval of the Nashville Baptist Association, Inc. In the event the Nashville Baptist Association Inc. approves a sale of the Property, then twenty-five percent (25%) of the gross sale price shall be paid by Transferee, immediately upon Closing, into a fund at the Tennessee Baptist Foundation. The fund shall be named the "South Gate Legacy Fund." Any and all funds held in the South Gate Legacy Fund shall be managed, controlled and distributed by the Nashville Baptist Association, Inc., in its sole discretion. There shall be no restrictions on the Nashville Baptist Association, Inc.'s usage and management of such funds, except that said funds shall be used within the mission and purpose of the Nashville Baptist Association, Inc. Upon such sale of the Property, or any portion thereof, Transferee shall no longer have any right, title or interest to the South Gate Legacy Fund and/or the funds placed therein.

In accepting the Real Property, it is expressly understood and acknowledged by IGLESIA BAUTISTA RENACER that the conveyance and transfer of the Real Property set forth herein is a conditional gift and that the terms of the conditional gift are to be enforceable pursuant to Tenn. Code Ann. § 35-13-103. Noncompliance with the terms of the gift shall result in a complete forfeiture of the gift, and title to the Real Property shall transfer to and immediately vest in the Nashville Baptist Association, Inc. Furthermore, in the event of default, it is expressly agreed to by the parties that the Nashville Baptist Association, Inc. shall have full standing and authority to enforce its rights and the rights of SOUTH GATE BAPTIST CHURCH, INC.

WITNESS OUR HANDS this 7th day of January, 2018.

SOUTH GATE BAPTIST CHURCH, INC.

Janice Bobbitt, Authorized Representative

Jill Boone, Authorized Representative

Amelia Workman, Trustee

IGLESIA BAUTISTA RENACER

Eliab Saenz, Pastor

Marcos Andrade, Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Bobbitt, Authorized Representative for SOUTH GATE BAPTIST CHURCH, INC., with whom I am personally acquainted, who acknowledged that as such Representative of SOUTH GATE BAPTIST CHURCH, INC. she is authorized to execute this instrument and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Antioch, Tennessee, this 7th day of January, 2018.

Notary Public
My Commission Expires: 12-7-2020

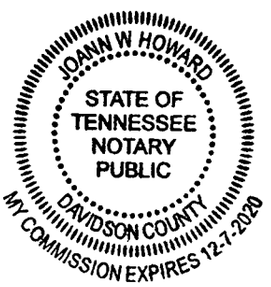
JOANN W HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Boone, Authorized Representative for SOUTH GATE BAPTIST CHURCH, INC., with whom I am personally acquainted, who acknowledged that as such Representative of SOUTH GATE BAPTIST CHURCH, INC. she is authorized to execute this instrument and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Antioch, Tennessee, this 7th day of January, 2018.

Notary Public
My Commission Expires: 12-7-2020

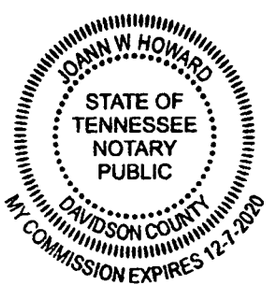


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amelia Workman, Trustee for SOUTH GATE BAPTIST CHURCH, INC., with whom I am personally acquainted, who acknowledged that as such Trustee of SOUTH GATE BAPTIST CHURCH, INC. she is authorized to execute this instrument and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Antioch, Tennessee, this 7th day of January, 2018.

Notary Public
My Commission Expires: 12-7-2020



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eliab Saenz and Marcos Andrade as Authorized Representatives for IGLESIA BAUTISTA RENACER, with whom I am personally acquainted, who acknowledged that as such Pastor and Treasurer of IGLESIA BAUTISTA RENACER they are authorized to execute this instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Antioch, Tennessee, this 7th day of January, 2018.

JoAnn Howard

Notary Public
My Commission Expires: 12-7-2020

