Bill Garrett Davidson County
Batch# 57294 DEEDWARR
02/09/2018 12:47:52 PM 4 pgs
Fees: $23.00 Taxes: $8,140.00
20180209-0013335

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00 Affiant Subscribed and sworn to before me, this the 31st day of January, 2018. Notary Public My commission expires: 8/20/2019

WILLIAM E GROOMS
STATE OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cumberland Development Partners, LLC	new owner	
1206 Belle Meade Blvd.		07006005000
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHURCH OF GOD SANCTIFIED, INC., A TENNESSEE NONPROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CUMBERLAND DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, described with reference to surveys by George W. Watkins, Surveyor, dated October 1, 1969 Sept. 1, 1972 and April 20, 1974, as follows:

Beginning at a point in the southerly margin of West Trinity Lane (Young's Lane) in the east boundary line of the property described as Tract 2 in the deed from Sadie E. Markle to Fedora Rebecca Markle, of record in Book 2100, page 441, said beginning point being S 20 deg. 30' E a distance of 25 feet from the northeast corner of said Tract No. 2; thence with the east line of Tract No. 2, and continuing with the east boundary lines of Tract No. 3 and Tract No. 1 described in said deed of record in Book 2100, page 441, S 20 deg 30' E a distance of 1237 feet, more or less, to the low water mark of the Cumberland River, at the southeast corner of said Tract No. 1; thence with said low water mark of the river S 55 deg. 22' W a distance of 375.5 feet, more or less, and S 49 deg. 32' W a distance of 328.7 feet, more or less, to the southwest corner of Tract No. 4, described in said deed of record in Book 2100, page 441; thence leaving the River Bank, and with the west boundary line of said Tract No. 4, N 20 deg. 30' W a distance of 1065 feet, more or less to and iron pin; thence N 69 deg. 30' E a distance of 50 feet to an iron pin; thence N 20 deg. 30' W a distance of 224 feet to a point in a curved line which lies 30 feet south of and runs parallel to the centerline of said West Trinity Lane; thence eastwardly with said curved line, curving to the right with said radius of 1402.5 feet, a distance of 577.4 feet to a point; thence northwardly, at a right angle, a distance of 5 feet to a point; thence eastwardly with a curved line to the right, having a radius of 1407.5 feet, a distance of 29

feet to a point; thence N 69 deg. E a distance of 34 feet to the point of beginning, said beginning point being 25 feet southwardly from the centerline of West Trinity Lane.

Included in the above description, but expressly excluded from this conveyance is that property described in a certain deed of conveyance of record in Book 8175, page 122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Church of God Sanctified, Inc. by Warranty deed from Earl Shacklett, Jr. and Billy Bowers, unmarried of record in Book 11237, page 935, Register's Office for Davidson County, Tennessee, dated November 30, 1998 and recorded on December 4, 1998.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1230 West Trinity Lane, Nashville, TN 37218.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2018.

Church of God Sanctified, Inc., a Tennessee Nonprofit Corporation

By: G. R. Hill
Name: G. R. Hill
Title: General Overseer

By: _____
Name: William Craig
Title: International Administrator

STATE OF TENNESSEE
COUNTY OF Bradley

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named G. R. Hill, 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 General Overseer of Church of God Sanctified, Inc., a Tennessee Nonprofit Corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2018.

Nancy J. Frazier
Notary Public

My Commission Expires: 12/21/2019

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

feet to a point; thence N 69 deg. E a distance of 34 feet to the point of beginning, said beginning point being 25 feet southwardly from the centerline of West Trinity Lane.

Included in the above description, but expressly excluded from this conveyance is that property described in a certain deed of conveyance of record in Book 8175, page 122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Church of God Sanctified, Inc. by Warranty deed from Earl Shacklett, Jr. and Billy Bowers, unmarried of record in Book 11237, page 935, Register's Office for Davidson County, Tennessee, dated November 30, 1998 and recorded on December 4, 1998.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1230 West Trinity Lane, Nashville, TN 37218.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2018.

Church of God Sanctified, Inc., a Tennessee Nonprofit Corporation

By: _____
Name: G. R. Hill
Title: General Overseer

By: William Craig
Name: William Craig
Title: International Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

(JBM)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named G. R. Hill, 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 General Overseer of Church of God Sanctified, Inc., a Tennessee Nonprofit Corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2018.

_____
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Craig, 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 International Administrator of Church of God Sanctified, Inc., a Tennessee Nonprofit corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

