Bill Garrett Davidson County
Batch# 58028 DEEDWARR
02/12/2018 04:10:30 PM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20180212-0014019

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,600,000.00.

Affiant

Subscribed and sworn to me on February 12, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30835

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brentwood United Methodist Church dba The Village Church Nashville 309 Franklin Road Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	186-00-0-004.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McGowan Investments, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brentwood United Methodist Church dba The Village Church Nashville, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod situated in the Northerly margin of Old Burkitt Road, said point also being the Southeast corner of the J.H. & Virginia Hancock property of record in Book 2336, Page 458, Register's Office for Davidson County, Tennessee; thence leaving said road, N 27° 19' 04" E, a distance of 1631.59 feet to an iron rod; thence S 84° 47' 20" E, a distance of

604.40 feet to an iron rod; thence S 05° 45' 44" W, a distance of 644.97 feet to an iron rod; thence S 50° 37' 52" W, a distance of 1284.66 feet to an iron rod situated in the Northerly margin of Old Burkitt Road; thence along said road, along a curve to the left, having a central angle of 42° 44' 51", a radius of 128.12 feet, a tangent of 50.14 feet, a length of 95.59 feet, having a chord which bears N 63° 13' 46" W, a distance of 93.39 feet to an iron rod; thence along said road, N 84° 36' 11" W, a distance of 210.35 feet to the point of beginning and containing 990,916.873 square feet or 22.748 acres of land, more or less.

Being the same property conveyed to McGowan Investments, Inc., a Tennessee corporation by Special Warranty Deed from Life Community Church, a Tennessee not-for-profit religious corporation of record in Instrument No. 20160406-0033095, Register's Office for Davidson County, Tennessee, dated April 05, 2016 and recorded on April 06, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to the flow of any creeks, streams, or branches across subject property.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property located at 7224 Old Burkitt Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 12th day of February, 2018.

McGowan Investments, Inc., a Tennessee corporation:

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, 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 the President of McGowan Investments, Inc., a Tennessee Corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in his capacity as President.

Witness my hand, at office, on February 12, 2018.

June E. Rowell
NOTARY PUBLIC

My Commission Expires: 9-7-21

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY