Bill Garrett Davidson County
Batch# 61532 DEEDQC
02/22/2018 10:44:41 AM 7 pgs
Fees: $42.00 Taxes: $0.00
20180222-0016852

FROM:
SOUTH CENTRAL CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS

TO:
SONJA M. CRAYTON, TRUSTEE

AND

FROM:
SONJA M. CRAYTON, TRUSTEE

TO:
SOUTH CENTRAL CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
South Central Conference Association of Seventh-Day Adventists, 715 Youngs Lane, Nashville, Tennessee 37207	SAME	Map 70B – Parcel 226

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: None, because it is a gratuitous transfer.

Benjamin Jones, Jr
BENJAMIN JONES, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st, DAY OF February, 2018.

Alicia Hunt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2021.

(AFFIX SEAL)

ALICIA HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Form provided and Instrument Prepared By:

LAWRENCE J. KAMM, ESQ.
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **BENJAMIN JONES**, as President and on behalf of the **SOUTH CENTRAL CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS** does hereby Quitclaim to **SONJA M. CRAYTON, TRUSTEE** any and all right, title, and/or interest the South Central Conference Association of Seventh-Day Adventists may have in and to the real property described below:

LAND in the First Civil District of Davidson County, Tennessee

Lot No. 226 as shown on the Composite Map for Riverside Adventist Hospital, prepared by Barge, Waggoner, Summer & Cannon, Inc., dated September 2nd, 1977, more particularly described as follows:

Beginning on the Cumberland River, at the low water mark, at the corner of Lot 226 and 227; thence North 3.5 degrees East 842 feet to Young's Lane; thence with Young's Lane Westerly 366.5 feet to a stake; thence leaving Young's Lane South 15 degrees West 20 feet; thence South 78 degrees West 143 feet; thence South 29 degrees West 50 feet; thence South 13 degrees West 165 feet; then South 1.5 degrees West 576 feet to the low water mark on the Cumberland River; thence Easterly along the low water mark of the Cumberland 525 feet to the beginning, containing 10.28 acres, more or less.

Being the same real property conveyed to the South Central Conference Association of Seventh-Day Adventists by deed from the General Conference Corporation of Seventh-Day Adventists of record in Book 5691, Page 516, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes; (2) All restrictions of record; (3) All easements of record including the permanent sanitary sewer easement of record in Book 4337, Page 300, Register's Office for Davidson County, Tennessee; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable Governmental and Zoning regulations; and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved real property, known as 812 Young's Lane, Nashville, Tennessee 37207.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds for Davidson County, Tennessee. No title examination has been made and the firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

And now, I, the said **SONJA M. CRAYTON, TRUSTEE**, for the express purpose of memorializing an existing prescriptive easement across the property, does hereby convey and forever Quitclaim unto the **SOUTH CENTRAL CONFERENCE ASSOCIATION OF SEVENTH-DAY**

ADVENTISTS, and their assigns, the same real property with the easement fully described as follows:

LAND in the First Civil District of Davidson County, Tennessee

Lot No. 226 as shown on the Composite Map for Riverside Adventist Hospital, prepared by Barge, Waggoner, Summer & Cannon, Inc., dated September 2nd, 1977, more particularly described as follows:

Beginning on the Cumberland River, at the low water mark, at the corner of Lot 226 and 227; thence North 3.5 degrees East 842 feet to Young's Lane; thence with Young's Lane Westerly 366.5 feet to a stake; thence leaving Young's Lane South 15 degrees West 20 feet; thence South 78 degrees West 143 feet; thence South 29 degrees West 50 feet; thence South 13 degrees West 165 feet; then South 1.5 degrees West 576 feet to the low water mark on the Cumberland River; thence Easterly along the low water mark of the Cumberland 525 feet to the beginning, containing 10.28 acres, more or less.

This conveyance is subject to a right-of-way easement across Lot No. 226, as follows:

Beginning at an iron pin in the Southerly margin of Young's Lane, also being the Northeast corner of the South Central Conference Association of Seventh-Day Adventists real property as of record in Book 5691, Page 516, in the Register's Office for Davidson County, Tennessee; thence North 28 21 39 West 295.04 feet to the point of beginning of the easement; thence South 62 12 53 West 15.10 feet to a point; thence South 76 05 21 West 68.29 feet to a point; thence South 85 59 36 West 33.86 feet to a point; thence South 63 48 28 West 29.96 feet to a point; thence South 45 42 35 West 45.79 feet to a point; thence South 40 28 46 West 93.27 feet to a point; thence South 37 46 50 West 68.29 feet to a point; thence South 30 45 59 West 64.22 feet to a point; thence North 04 29 55 East 49.50 feet to a point; thence North 36 36 55 East 66.44 feet to a point; thence North 38 35 44 East 157.11 feet to a point; thence North 69 40 19 East 52.18 feet to a point; thence North 70 46 21 East 52.27 feet to a point; thence South 79 29 02 East 63.92 feet to the point of beginning of the easement; containing 0.20 acres, more or less. Said easement is illustrated in Exhibit 1, attached hereto.

Being the same real property conveyed to the South Central Conference Association of Seventh-Day Adventists by deed from the General Conference Corporation of Seventh-Day Adventists of record in Book 5691, Page 516, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes; (2) All restrictions of record; (3) All easements of record including the permanent sanitary sewer easement of record in Book 4337, Page 300, Register's Office for Davidson County, Tennessee; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable Governmental and Zoning regulations; and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved real property, known as 812 Young's Lane, Nashville, Tennessee 37207.

IN WITNESS WHEREOF we have hereunto set our hands on this 21st **day of** February, **2018.**

Benjamin Jones, Jr.

BENJAMIN JONES
PRESIDENT

Sonja M Crayton

SONJA M. CRAYTON
TREASURER/CFO

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named **BENJAMIN JONES**, as President of the South Central Conference Association of Seventh-Day Adventists, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this 21st day of February, 2018.

Alicia Hunt
NOTARY PUBLIC

My Commission Expires: 11/08/2021.
DATE

ALICIA HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named **SONJA M. CRAYTON** as Treasurer/CFO of the South Central Conference Association of Seventh-Day Adventists, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

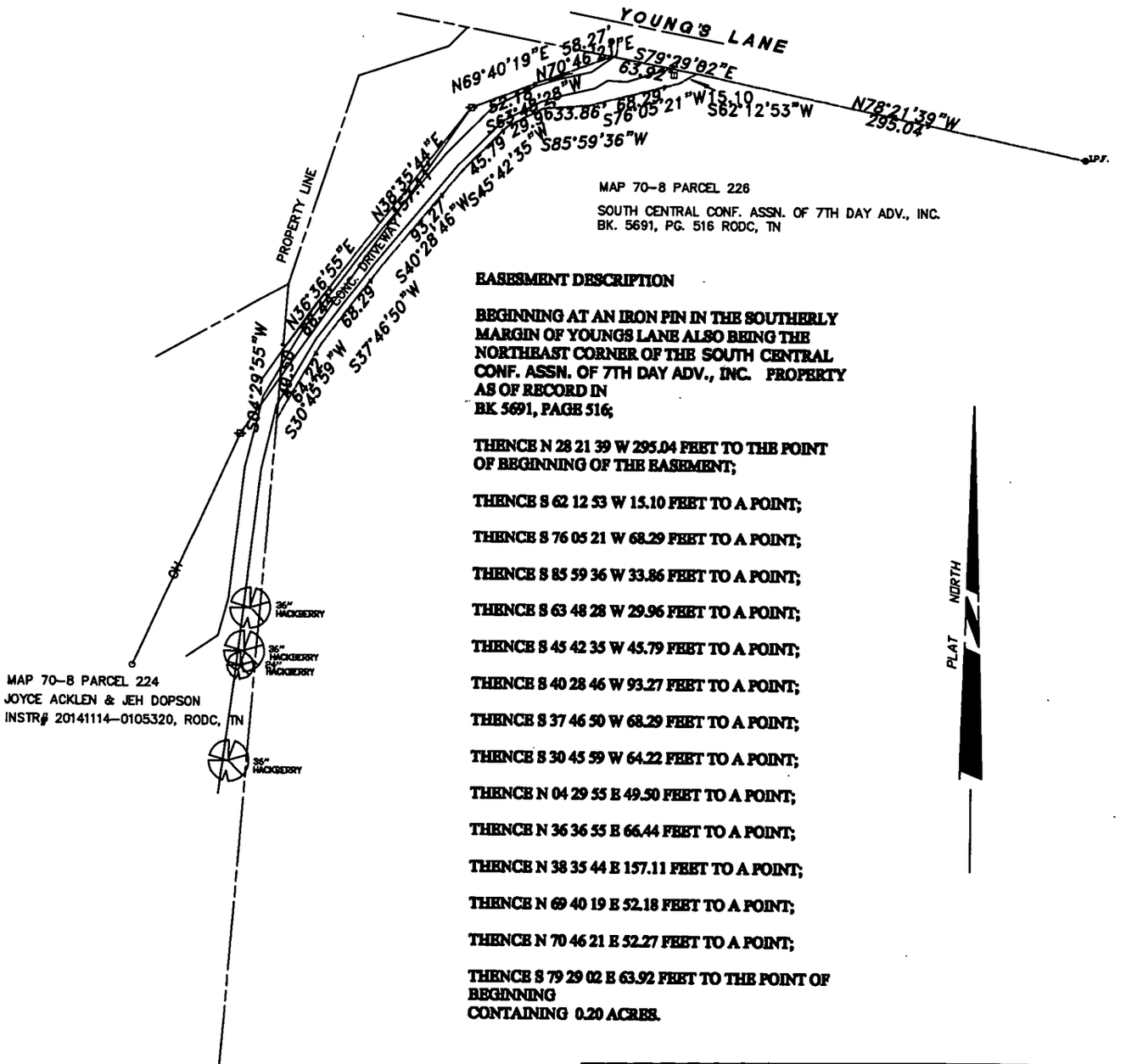
Witness my hand at Nashville, Tennessee, Davidson County, on this 21st day of February, 2018.

Alicia Hunt
NOTARY PUBLIC

My Commission Expires: 11/08/2021.
DATE

ALICIA HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

EASEMENT



EASEMENT DESCRIPTION

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF YOUNGS LANE ALSO BEING THE NORTHEAST CORNER OF THE SOUTH CENTRAL CONF. ASSN. OF 7TH DAY ADV., INC. PROPERTY AS OF RECORD IN BK 5691, PAGE 516;

THENCE N 28 21 39 W 295.04 FEET TO THE POINT OF BEGINNING OF THE EASEMENT;

THENCE S 62 12 53 W 15.10 FEET TO A POINT;

THENCE S 76 05 21 W 68.29 FEET TO A POINT;

THENCE S 85 59 36 W 33.86 FEET TO A POINT;

THENCE S 63 48 28 W 29.96 FEET TO A POINT;

THENCE S 45 42 35 W 45.79 FEET TO A POINT;

THENCE S 40 28 46 W 93.27 FEET TO A POINT;

THENCE S 37 46 50 W 68.29 FEET TO A POINT;

THENCE S 30 45 59 W 64.22 FEET TO A POINT;

THENCE N 04 29 55 E 49.50 FEET TO A POINT;

THENCE N 36 36 55 E 66.44 FEET TO A POINT;

THENCE N 38 35 44 E 157.11 FEET TO A POINT;

THENCE N 69 40 19 E 52.18 FEET TO A POINT;

THENCE N 70 46 21 E 52.27 FEET TO A POINT;

THENCE S 79 29 02 E 63.92 FEET TO THE POINT OF BEGINNING
CONTAINING 0.20 ACRES.

VOLUNTEER
LAND SURVEYING SERVICES
PHILLIP E. HOLMES JR.
1004 GRANDVIEW DRIVE, NASHVILLE, TENNESSEE 37204
(615) 504-5588 pholmes@volunteersurveying.com

FILE NO. 18003