Bill Garrett Davidson County
Batch# 74293 DEEDWARR
03/28/2018 09:47:52 AM 3 pgs
Fees: $18.00 Taxes: $203.50

20180328-0028829

Return to:
BridgeTrust Title
4400 Harding Pike #400
Nashville, TN 37205
CS18-7001354

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $55,000.00

Affiant

Sworn to and subscribed before me this the 26th day of March, 2018.

Notary Public
My Commission Expires: 03/10/2019

REGINA E. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel No.
2538 Edge, LLC	0 Rychen Drive and	Owner	
2538 Edge O'Lake Dr.	0 Murfreesboro Pike		149-03-0-043.00 and 135-00-0-361.00
Nashville, TN 37217	Nashville, TN 37217		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **African Christian Schools Foundation, Inc.,** (Grantor), has bargained and sold and by these presents do hereby transfer and convey unto **2538 Edge, LLC, an Arizona limited liability company,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

TRACT I (Tax ID Number: 14903004300)

Land in Davidson County, Tennessee, being a portion of reserve parcel # 43 on the Plan of Edge-O-Lake Estates, Section 6, as of record in Plat Book 3700, at pages 15 and 16, Register's Office for said County, described as follows:

Beginning at a point, said point further described as being the most northwesterly corner of Lot No. 389 of the Plan of Edge-O-Lake Estates, Section 6, as of record in Plat Book 3700 at pages 15 and 16, Register's Office for said County, and further described as being the most northeasterly corner of the herein described tract; thence leaving said corner and running along the rears of Lot No. 389, 390 and 391, on the said Plan of Edge-O-Lake Estates, Section 6, South 6 degrees 59 minutes 00 seconds East a distance of 288.36 feet to a point; thence leaving said Lots 389, 390 and 391, and running rears of Lots 393 and 394 on the said Plan of Edge-O-Lake Estates, Section 6, and South 18 degrees 34 minutes 00 seconds West a distance of 169.43 feet to a point; thence leaving said Lots 393 and 394, and running along the rear of Lot 395 on the said Plan of Edge-O-Lake Estates, Section 6, South 42 degrees 49 minutes 00 seconds West a distance of 63.75 feet to a point; thence leaving said Lot 395 and running along the rears of Lots 396 and 401 on the said Plan of Edge-O-Lake Estates, Section 6, North 79 degrees 21 minutes 00 seconds West a distance of 151.43 feet to a point; thence leaving said Lots 396 and 401, and running along the rear of Lot 402 on the said Plan of Edge-O-Lake Estates, Section 6, and the rears of Lots 403, 404, 405, 406 and 407, on the Plan of Edge-O-Lake Estates, Section 10, as of record in Plat Book 3842, at page 180, Register's Office for said County, North 13 degrees 29 minutes 00 seconds West a distance of 483.10 feet to a point; thence leaving said rear line and running with the southerly line of the Mary A. Douglas Property, as of record in Book 1300 at page 580, Register's Office for said County, South 88 degrees 55 minutes 59 seconds East a distance of 323.87 feet to the point of beginning.

Being a portion of the same property conveyed to African Christian Schools Foundation, Inc., from Houston Ezell Corporation (formerly Land Investments & Development Corp), by Deed dated January 22, 1998, of record in Book 10765, Page 169, in the Register's Office of Davidson County, Tennessee.

TRACT NO. II (Tax ID Number: 13500036100)

Being a small triangular shaped tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, being the same tract as shown as Reserve Parcel "A" on the Plat of Hermitage "A" Apartments as of record in Plat Book 5200 at page 514, Register's Office for said County, as follows:

Beginning at an iron pin being the common corner with the Mary Douglass property as of record in Book 1300 at page 580, Register's Office, for said County, and a common corner with the Edge-O-Lake Subdivision, Section 6, as of record in Plat Book 3700 at page 16, Register's Office for said County, thence leaving said Douglass property and with the north boundary of said Edge-O-Lake Subdivision, N 85 degrees 31 minutes W, 160.00 feet to a point; thence leaving Edge-O-Lake Subdivision, N 45 degrees 18 minutes 44 seconds E, 193.13 feet to a point in said Douglass boundary line; thence with Douglass' line, S 8 degrees 31 minutes E, 150.00 feet (erroneously referred to as 964.02 feet in Warranty Deed of record in Book 10765, Page 169) to the point of beginning.

Being a portion of the same property conveyed to African Christian Schools Foundation, Inc., from Houston Ezell Corporation (formerly Land Investments & Development Corp), by Deed dated January 22, 1998, of record in Book 10765, Page 169, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
The Plan of Record in Plat Book 3842, Page 180, Plat Book 5200, page 514 said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26th day of March, 2018.

African Christian Schools Foundation, Inc.

By: _____
Michael Cochrane
Vice-Chairman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for said County and State aforesaid, personally appeared Michael Cochrane, 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 Vice-Chairman of African Christian Schools Foundation, Inc, the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-Chairman.

Witness my hand and official seal at Franklin, Tennessee, on this the 26th day of March, 2018.

_____
Notary Public
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY