Return to.

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 25th day of April, 2018.

Notary Public
My commission expires: _____

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

Bill Garrett Davidson County
Batch# 86336 DEEDWARR
04/30/2018 02:23:42 PM 3 pgs
Fees: $18.00 Taxes: $12,950.00

20180430-0040539

Address of New Owner:	Send Tax Bills to:	Tax Information
COLLIER IV PROPERTIES, LLC 5560 Franklin Pike Circle Brentwood, TN 37027	New owner	119-13-0-097.00

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **International Church of the Foursquare Gospel**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **COLLIER IV PROPERTIES, LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land situated in the 9th Civil District of Nashville, Davidson County, Tennessee. Being Parcel 97.00 on Davidson County Tax Map 119-13 and being more particularly described as follows:

Beginning at a mag nail (set) at the intersection of the southerly right of way margin of Tanksley Avenue (50' R/W) and the westerly right of way margin of Nolensville Pike (80' R/W), also being the northeasterly corner of the herein described tract;
Thence, leaving said southerly right of way margin and with the westerly right of way margin of Nolensville Pike, South 21°47'57" East a distance of 313.22 feet to a mag nail(set) in the northerly right of way margin of alley #1889(12.5' R/W);
Thence, leaving the westerly margin of Nolensville Pike and with the northerly margin of said alley, North 81°35'21" West a distance of 406.05 feet to the easterly margin of an unnumbered alley (12' R/W) and continuing 13.46 feet for a total distance of 419.51 feet to an iron rod (set), being the southwesterly corner of the herein described tract and the southeasterly corner of the Metro Government S Turner Property, of record in Book 2101, Page 11 and being part of Lot 54 in Book 332 Page 121, Register's Office of Davidson County (R.O.D.C.);
Thence, with the common line of the herein described tract and the Metro Government Property and with the westerly margin of said unnumbered alley and leaving the northerly right of way margin of alley #1889, North 18°29'27" West a distance of 125.98 feet to a RLS #1756 capped iron rod(found), also being in the southerly right of way margin of Tanksley Avenue and being the northwesterly corner of the herein described tract and the northeasterly corner of the Metro Government Property;
Thence, leaving said common line and the westerly margin of unnumbered alley and with the southerly right of way margin of Tanksley Avenue, North 72°00'23" East a distance of 12.00 feet to a RLS #477 capped iron rod(found), being the easterly margin of unnumbered alley and continuing 344.05 feet for a total distance of 356.05 feet to the Point of Beginning and containing 79,203 square feet or 1.82 acres, more or less, according to ALTA/NSPS Land Title Survey by Collier Engineering Co., Inc., Daniel A. Curry, TN RLS #2964, dated 1/23/2018.

Being the same property conveyed to Nations Church, a Tennessee non-profit corporation, by Special Warranty Deed from Turner Heirs Partnership, Tennessee general partnership, dated August 22, 2001, of record in Instrument No. 20010823-0091301, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to International Church of the Foursquare Gospel by Quitclaim Deed from Nations Church, dated June 25, 2006, of record in Instrument No. 20070104-0001724, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 2018 real estate taxes, which are assumed by Grantee; all matters according to ALTA/NSPS Land Title Survey by Collier Engineering Co., Inc., Daniel A. Curry, TN RLS #2964, dated 1/23/2018; and Rights of way of Nolensville Pike, Tanksley Avenue and alleys.

This property is improved property known as 2949 Nolensville Pike, Nashville, TN 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 25th day of April, 2018.

International Church of the Foursquare Gospel

By: _____
Tim J. Baskin
Its: Authorized Representative

International Church of the Foursquare Gospel

By: _____
Ralph Devin
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim J. Baskin and Ralph Devin authorized Representatives of **International Church of the Foursquare Gospel,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Authorized Representatives.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of April, 2018.

please see attachment
_____
Notary Public

My Commission expires: _____
FILE NO: 2017125635

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On April 25, 2018 before me, Gabriela Torres, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Tim J. Baskin and Ralph Devin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GABRIELA TORRES
Commission # 2134141
Notary Public - California
Los Angeles County
My Comm. Expires Dec 16, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 04-25-2018
Number of Pages: two Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tim J. Baskin	Signer's Name: Ralph Devin
☒ Corporate Officer — Title(s): Asst. Secretary	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☒ Other: Controller
Signer Is Representing: International Church of the Foursquare Gospel	Signer Is Representing: International Church of the Foursquare Gospel

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