THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180214861**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,875,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2018. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 116016 **DEEDWARR**
07/13/2018 10:41:57 AM 2 pgs
Fees: $13.00 Taxes: $6,937.50

20180713-0068083

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
819 Russell Partners, LLC	New Owner	Tax Parcel ID No.
819 & 901 Russell Street	2926 Foster Creighton Drive	08216010300
Nashville TN 37206	Nashville, TN 37204	08216010400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Life Church International, Inc., a Tennessee nonprofit corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **819 Russell Partners, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 21 and the Easterly one-half of Lot No. 19 on the Map of the Kinnaird and Bransford Subdivision, as of record in Book 57, Page 156, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 21 and the Easterly one-half of Lot No. 19 adjoin and front together 75 feet on the Northerly side of Russell Street and run back between parallel lines, with the Westerly margin of 9th Street, 170 feet to an alley.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 43 and the West 28 feet of Lot 44 on the Plan of Barrow's Addition to Edgefield as of record in Book 1, Page 13, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 78 feet on the North side of Russell Street and runs back between parallel lines along the East margin of South 9th street 170 feet to an alley.

Less and Except

Beginning at an iron rod in the Northerly right of way of Russell Street, said point being the Southeast corner of the herein described tract and the Southwest corner of the Jon and Susan Cole property as described in Instrument No. 20040422-0045607 in the Register's Office for Davidson County, Tennessee, and being the original Southeast corner of the Power House Christian Center, Inc. property as described in Instrument No. 20030918-0138500 in the Register's Office for Davidson County, Tennessee; thence, with said right of way South 65 degrees 07 minutes 39 seconds West, 8.00 feet to an iron rod; thence, with a new line, North 25 degrees 12 minutes 30 seconds West, 169.98 feet to an iron rod in the South edge of a 20 foot alley; thence, with the edge of alley, North 65 degrees 07

minutes 39 seconds East, 8.00 feet to an iron rod in Cole's original West line; thence, South 25 degrees 12 minutes 30 seconds East, 169.98 feet to the point of beginning and containing 1360 square feet.

Being the same property conveyed to Life Church International by Quitclaim Deed from The Power House Christian Center, recorded on the 20th day of September, 2013 in Instrument No. 20130920-0099482, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page(s) 156 and Instrument No. 20120123-0005892 and Plan Book 1, Page 13 Chancery Court.

Easement for construction access, recorded in Book 11412, Page 937.

This is improved property located at 819 & 901 Russell Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2018.

Life Church International, Inc

BY: Bishop Frederick Barr

ITS: Pastor / President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederick Barr, with whom I am personally acquainted, and who acknowledged himself to be the Pastor / President of Life Church International, Inc., a Tennessee nonprofit corporation, the within named bargainer, and that he as such Pastor / President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Pastor / President.

Witness my hand, at office, this 10th day of July, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN