Bill Garrett Davidson County
Batch# 135213 DEEDWARRSP
08/30/2018 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20180830-0086099

THIS INSTRUMENT PREPARED BY	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
BONE McALLESTER NORTON PLLC (APP) Nashville City Center 511 Union Street, Suite 1600 Nashville, Tennessee 37219	I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$1,350,000.00**. Affiant Subscribed and sworn to before me, this the 29th day of August, 2018. Notary Public My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Nos.:
St. Verena Coptic Orthodox Church Attn: Fr. Theodore Ghali P. O. Box 11523 Murfreesboro, Tennessee 37129	Same as New Owner	161-00-0-004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MUSIC CITY ASSEMBLY OF GOD,** a Tennessee nonprofit corporation (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **ST. VERENA COPTIC ORTHODOX CHURCH,** a Tennessee nonprofit corporation (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (collectively the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

The Property is sold "AS IS, WHERE IS", subject only to the warranties expressly set forth below, and this conveyance is made subject to the following limitations, restrictions and/or encumbrances (the "Permitted Exceptions"): [i] all real estate taxes and assessments for 2018 and future years, the liens for such future years yet due and payable; [ii] Right-of-Way Easement of record in Book 7230, page 752; [iii] Easement(s) of record in Instrument No. 20120409-0029558; [iv] Easement Agreement of record in Instrument No. 20120409-0029559; [v] terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Music City Assembly of God to SBA Towers, II, LLC, of record in Instrument No. 20091002-0091530 and Instrument No. 20100316-0019785; [vi] all matters that may be disclosed by an accurate survey and inspection of the Property; and [vii] liens

(including materialmen's, mechanics', and contractor liens and lien rights), claims, and conditions created by or related to Grantee's or Grantee's agents' inspection of and work on the Property prior to the transfer consummated hereby.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

[Signature pages follow]

[Signature page to Special Warranty Deed]

WITNESS this the 29th day of August, 2018.

GRANTOR:

MUSIC CITY ASSEMBLY OF GOD

By: _____
Stephen Headley, Lead Pastor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Headley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Lead Pastor of MUSIC CITY ASSEMBLY OF GOD, a Tennessee nonprofit corporation, the within named bargainor, and that he is authorized to execute this instrument on behalf of the nonprofit corporation as Lead Pastor.

WITNESS my hand and seal at office this 29th day of August, 2018.

Andrea P. Perry
NOTARY PUBLIC

My Commission Expires: 1/16/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

201808300086099

EXHIBIT A
[Legal Description]

LAND in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the subdivision of the real estate of John Rains, Deceased, of record in Minute Book "1", page 495 of the county court for said county and being part an 87.4 acre tract shown on the plan of record in Plan Book 3, page 31, of the Chancery Court at Nashville, and described according to a survey prepared by D. E. Boner on October 21, 1945, as follows:

BEGINNING at a point in the center line of the Owen Winstead Pike as measured from the center intersection of said Pike and McMurray Drive, north 6 degrees east 153.6 feet and north 11 degrees 45 minutes east 667.3 feet, the point of beginning; thence south 85 degrees east 481.6 feet; thence north 11 degrees 48 minutes west 327 feet; thence north 77 degrees 56 minutes west 480 feet to the center line of the Owen Winstead Pike; thence south 11 degrees 45 minutes west 385 feet to the point of beginning, containing 3.94 acres.

Being the same property conveyed to BRENTWOOD ASSEMBLY OF GOD CHURCH, by deed from ASSEMBLIES OF GOD, INC., of record in Book 4839, page 481, dated July 20, 1974, said Register's Office. Being further conveyed to MUSIC CITY ASSEMBLY OF GOD, by quitclaim deed from LLOYD POTTER, PATRICK WOOD, JOHN BODILY AND JAMES THOMAS LOFTON, TRUSTEES FOR BRENTWOOD ASSEMBLY OF GOD, of record in Book 5852, page 239 and rerecorded in Book 7230, page 748, dated January 29, 1982, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 7230, PAGE 752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

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

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venickia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENICKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019