Karen Y Johnson Davidson County
Batch# 146459 DEEDWARRSP
09/28/2018 01:50:30 PM 7 pgs
Fees: $38.00 Taxes: $2,053.13
20180928-0096428

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Holy Trinity Community Church of Nashville

TO: Local Church Ministries, Church Building & Loan Fund
700 Prospect Avenue
Cleveland, Ohio 44115

MAP & PARCEL:
102-11-0-042.00

SEND TAX BILLS TO: SAME

SPECIAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Holy Trinity Community Church of Nashville, a Tennessee non-profit corporation, Grantor herein; has bargained and sold and by these presents does convey unto Local Church Ministries, Church Building & Loan Fund, an Ohio non-profit corporation, Grantee herein, its successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Revision of Lots 160, 161 and 162 of Horton Heights, Section Three, of record in Plat Book 9700, page 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Holy Trinity Community Church of Nashville, a Tennessee Non Profit Corporation, by deed from The Southeast Conference, United Church of Christ, of record as Instrument No. 20100126-0006461, dated January 22, 2010, Register's Office of Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 9700, page 168, Register's Office of Davidson County, Tennessee; Restrictive Covenants contained in Book 2496, page 583, said Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20121030-0099316, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20130917-0097677, said Register's Office; Rescission of Utility Easement of record in Book 2495, page 438, said Register's Office; and all other matters of record.

This is improved property located at 6727 Charlotte Pike, Nashville, TN 37209.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title unto said real property unto the Grantees, its successors and assigns, against the lawful claims of all persons claiming by through or under Grantor, but not otherwise.

The Southeast Conference, United Church of Christ does hereby join in this conveyance and does hereby convey all its interest in the above-described property to Grantee for the purpose of consenting to the conveyance herein and releasing the reversionary right retained by it in the deed of record at Instrument No. 20100126-0006461, dated January 22, 2010, Register's Office of Davidson County, Tennessee.

[Signatures appear on follow pages]

~~successors and assigns, against the lawful claims of all persons claiming by through or under Grantor, but not otherwise.~~

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized agents, this the 2nd day of August, 2018.

~~Holy Trinity Community~~ Church of Nashville

By: Richard Revis - Vestry Chair

By: Barclay Owens - Vestry Secretary

By: Jerry Callaghan - Transition Team Chair

By: Brice Thomas – Pastor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Richard Revis, 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 Vestry Chair of Holy Trinity Community Church of Nashville, the within named bargainor, a Tennessee non-profit corporation, and that he as such Vestry Chair executed the foregoing instrument for the purposes therein contained by signing the name of the corporation himself as such officer. WITNESS my hand, at office this the 2nd day of August, 2018.

NOTARY PUBLIC

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Jerry Callaghan, 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 Transition Team Chair of Holy Trinity Community Church of Nashville, the within named bargainor, a Tennessee non-profit corporation, and that he as such Transition Team Chair executed the foregoing instrument for the purposes therein contained by signing the name of the corporation himself as such officer. WITNESS my hand, at office this the 2nd day of August, 2018.

NOTARY PUBLIC

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Barclay Owens, 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 Vestry Secretary of Holy Trinity Community Church of Nashville, the within named bargainor, a Tennessee non-profit corporation, and that he as such Vestry Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation himself as such officer. WITNESS my hand, at office this the 2nd day of August, 2018.

NOTARY PUBLIC

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Brice Thomas, 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 Pastor of Holy Trinity Community Church of Nashville, the within named bargainor, a Tennessee non-profit corporation, and that he as such Pastor executed the foregoing instrument for the purposes therein contained by signing the name of the corporation himself as such officer. WITNESS my hand, at office this the 20 day of August, 2018.

NOTARY PUBLIC

My commission expires: 7/17/21

MARTHA BROOKE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Ohio
COUNTY OF Cuyahoga

The actual consideration or value, whichever is greater, for this transfer is $554,900.

Grantee or Agent of Grantee

SWORN to and subscribed before me,

this the 29th day of August, 2018.

NOTARY PUBLIC

My commission expires: 5-13-2022

MARIA SMITH WARREN
NOTARY PUBLIC - STATE OF OHIO
RECORDED IN CUYAHOGA COUNTY
MY COMMISSION EXPIRES MAY 13, 2022

The Southeast Conference, United Church of Christ

By: Mary Abrecht Occhi
Title: Interim Conference Minister

STATE OF GEORGIA
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Mary Abrecht Occhi with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Interim Conf. Minister of The Southeast Conference, United Church of Christ, the within named bargainor, an Georgia non-profit corporation, and that he/she as such Interim Conf. Minister executed the foregoing instrument for the purposes therein contained by signing the name of the corporation himself/herself as such officer.

WITNESS my hand, at office this the 31 day of July, 2018.

Misty Palmer Clay
NOTARY PUBLIC

My commission expires: April 29, 2021

20180928009642B

Tennessee Certification of Electronic Document

I, Janine Djuric, 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.

Janine Djuric
Signature

State of Ohio
County of Cuyahoga

Personally appeared before me, Colette Diddle, a notary public for this county and state, Janine Djuric, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Colette Diddle
Notary Signature

MY COMMISSION EXPIRES: 1/26/19

NOTARIAL SEAL STATE OF OHIO

COLETTE J. DIDDLE
NOTARY'S SEAL
Notary Public, State of Ohio
My Commission Expires
1/26/19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).