Karen Y Johnson Davidson County
Batch# 157184 DEEDWARRSP
11/06/2018 03:41:05 PM 8 pgs
Fees: $43.00 Taxes: $14,800.00
20181106-0110090

This Instrument Prepared By:
Andrea P. Perry
Bone McAllester Norton, PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map & Parcel No.:*
The African Methodist Episcopal Church, Incorporated Attn: Roderick Belin 500 8th Avenue South Nashville, Tennessee 37203	Same	105-01-0-084.00 105-01-0-085.00 105-01-0-086.00 105-01-0-078.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, TRUSTEES OF THE GREATER BETHEL AFRICAN METHODIST EPISCOPAL CHURCH (a/k/a TRUSTEES OF THE GREATER BETHEL A.M.E. CHURCH), a Tennessee nonprofit corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto THE AFRICAN METHODIST EPISCOPAL CHURCH, INCORPORATED, a Pennsylvania nonprofit corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as [i] 910 13th Avenue South, Nashville, Tennessee 37212, [ii] 912 13th Avenue South, Nashville, Tennessee 37212, [iii] 926 13th Avenue South, Nashville, Tennessee 37212; and [iv] 0 13th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of November, 2018.

TRUSTEES OF THE GREATER BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, a Tennessee nonprofit corporation

By: _____
Name: _____
Title: Pastor

By: _____
Name: RICHARD M. RUSSELL
Title: TRUSTEE PRO TEM

By: _____
Name: CARLTON M. LEWIS
Title: TRUSTEE/LEGAL ADVISOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Rev. W. Terrell Reed Sr., with whom I am personally acquainted, and who acknowledged that he[she] executed the within instrument for the purposes therein contained, and who further acknowledged that he[she] is the CHAIRMAN of the Trustees of the Greater Bethel African Methodist Episcopal Church, a Tennessee nonprofit corporation, the within named bargainor, and that he/she is authorized to execute this instrument on behalf of the corporation as the PASTOR.

WITNESS my hand, at office, this 2nd day of November, 2018.

NOTARY PUBLIC

My Commission Expires:

11-24-21

KATHY L. HARDIMAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Richard M. Rose, with whom I am personally acquainted, and who acknowledged that he[she] executed the within instrument for the purposes therein contained, and who further acknowledged that he[she] is the CHAIR PRO TEM of the Trustees of the Greater Bethel African Methodist Episcopal Church, a Tennessee nonprofit corporation, the within named bargainor, and that he/she is authorized to execute this instrument on behalf of the corporation as the TRUSTEE CHAIR PRO TEM

WITNESS my hand, at office, this 2nd day of November, 2018.

NOTARY PUBLIC

My Commission Expires:

11-24-21

KATHY L. HARDIMAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, CARLTON M. LEWIS, with whom I am personally acquainted, and who acknowledged that he[she] executed the within instrument for the purposes therein contained, and who further acknowledged that he[she] is the TRUSTEE, Legal Adv. of the Trustees of the Greater Bethel African Methodist Episcopal Church, a Tennessee nonprofit corporation, the within named bargainor, and that he/she is authorized to execute this instrument on behalf of the corporation as the LEGAL ADVISOR/LEGAL ADVISOR

WITNESS my hand, at office, this 24 day of November, 2018.

NOTARY PUBLIC

My Commission Expires:

11-29-21

KATHY L. HARDIMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of November, 2018.

NOTARY PUBLIC

My Commission Expires:

6/21/21

TAMMY L. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A
[Legal Description]

Tract I

Being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lots 8 and 11 on the Plan of Boyd's Subdivision, as of record in Book 21, page 83, Register's Office for said County, and being further described according to a survey by Barge, Waggoner and Sumner, Engineers, April 6, 1970, as follows:

BEGINNING at an iron pin in the east margin of 13th Avenue South, 136.6 feet south of the existing south margin of South Street, the southwest corner of the property conveyed to Louis R. Linx, by two deeds, one being of record in Book 2087, page 444, and the other in Book 3373, page 169, both in the Register's Office for Davidson County, Tennessee; thence with the southerly margin of the Linx Property, South 82° 10' 27" East, 156.9 feet to an iron pin in the west margin of an alley; thence with the alley South 11° 04' 33" West, 45 feet to an iron pin; thence N.82° 10' 27" West, 155.6 feet to an iron pin in the east margin of 13th Avenue South; thence, along the said 13th Avenue South, North 9° 24' 33" East, 45 feet to the point of beginning.

Tract II

BEING the northerly 35 feet of Lot No. 8 on the Plan of the Subdivision of certain lots in the Boyd Ament Tract, as of record in Book 21, page 83, Register's Office for said County.

Said part of Lot No. 8 fronts 35 feet on the easterly side of 13th Avenue, South, formerly Ament Street, and runs back 168 feet on the northerly line and 167 feet more or less, on the southerly line to an alley, measuring 35 feet, more or less thereon.

Tract III

BEING Lots Nos. 2 and 5 on the Map of Boyd's Ament Plan of Lots, as of record in Book 21, page 83, Register's Office for said County.

SAID Lots Nos. 2 and 5 adjoin and front together 100 feet on the east side of 13th Avenue, South, and run back between lines, 168 feet on the south line of Lot 5 and 171 feet on the north line of Lot 2, along the south margin of South Street, to an alley in the rear, measuring 100 feet thereon.

Included within Tract III, but excluded therefrom is the following tract of land conveyed to The Nashville Housing Authority, now the Metropolitan Development and Housing Agency, by deed from Louis R. Linx, and wife, Elberta S. Linx, of record in Book 4453, page 91, Register's Office for Davidson County, Tennessee:

Being part of Lot No. 2 on the Map of Boyd's Ament Plan, as of record in Book 21, page 83, Register's Office for said County, and described as follows:

BEGINNING at a point, said point being located on the southeast intersection of 13th Avenue South and South Street; thence along the southerly margin of South Street, a distance of 171 feet more or less, to a point located on the westerly margin of Alley No. 428; thence along the westerly margin of said Alley in a southerly direction a distance of 30 feet, more or less, to a point; thence along a line parallel to South Street, a distance of 171 feet, more or less, to a point located on the easterly margin of 13th Avenue South; thence along said margin in a northerly direction a distance of 30 feet, more or less, to the point of beginning and containing 5,130 square feet, more or less.

Tracts I, II and III being the same property conveyed to Rev. H. L. Parks, Jr., Dave Alexander, Emma G. Rhodes, Leroy T. Duff, Robert Beason, Jr., Rufus Jamison, Sarah Greer, Billie D. Dixon, Dr. W. H. Watson, Mack C. Jolley, James Rivers, Stephen Hewlett, Jr. Margaret Rhodes, Florence E. Barnes, Herschel Cooper, J. D. Matthews, James S. Harris, George Chrite, Martha P. Jones and Rosa Mimms, as Trustees of the Greater Bethel A.M.E. Church by Executor's Deed dated January 30, 1984 from Commerce Union Bank of Nashville, Tennessee as Executor of the Estate of Louis R. Linx of record in Book 6223, Page 763, said Register's Office.

Tract IV

Land in Davidson County, Tennessee, being Lots 14, 17, 20 and parts of Lots 11 and 23, on the Map of Boyd's Aments Subdivision, as of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, described according to a survey by Barge, Waggoner, Sumner and Cannon, dated 9/29/72, as follows:

Beginning at an iron pin in the easterly margin of 13th Avenue South said point being located 151.6 feet, more or less, south of the southerly margin of South Street; thence leaving said Street, South 82° 10' East 155.6 feet to an iron pin in the west margin of said proposed right-of-way of Alley 428; thence with the margin of said proposed right-of-way South 11° 05' West 166.1 feet to an iron pin at the beginning of a curve to the right; thence with said curve having a radius of 20 feet southwest 30.35 feet to an iron pin in the north margin of a proposed alley; thence with the margin of said proposed alley North 81° 59' West 110.7 feet to an iron pin at the beginning of a curve to the right; thence around said curve with a radius of 20 feet northwest 31.90 feet to an iron pin in the easterly margin of 13th Avenue South; thence with the margin of said Avenue North 9° 25' East 163.9 feet to the point of beginning, containing 28,046.0 square feet.

Tract IV being the same property conveyed to the Trustees of the Greater Bethel African Methodist Episcopal Church by Warranty Deed dated January 31, 1984 from the Metropolitan Development and Housing Agency of record in Book 6228, Page 398, said Register's Office.

EXHIBIT B
[Permitted Exceptions]

1. Taxes for the year 2018 and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 21, Page 83, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 4220, Page 723, Book 4549, Page 629 and Book 6223, Page 763, said Register's Office. (Tract I)

4. Restrictive Covenants contained in instrument of record in Book 6223, Page 763, said Register's Office. (Tracts II and III)

5. Restrictive Covenants contained in instrument of record in Book 4220, Page 723, Book 6228, Page 398 and Book 1681, Page 358, said Register's Office. (Tract IV)

6. Any and all matters on record.

7. Any and all matters shown on the unrecorded ALTA Survey prepared by Cherry Land Surveying, Inc. dated, July 5, 2018, last revised on November 1, 2018, Job # 18104.