THIS INSTRUMENT WAS PREPARED BY:

BASS, BERRY & SIMS PLC (NFG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner: Send Tax Bills To: Map-Parcel Numbers

Zeal Church
5805 Charlotte Avenue
Nashville, Tennessee 37209
Tax ID/ Parcel No.: 091-14-0-125.00
091-14-0-126.00

Karen Y Johnson Davidson County
Batch# 175232 DEEDWARRSP
12/18/2018 12:24:30 PM 6 pgs
Fees: $33.00 Taxes: $20,331.05
20181218-0122888

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and adequacy of all of which is hereby acknowledged, CHARLOTTE HEIGHTS CHURCH OF CHRIST, INC., a Tennessee nonprofit corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto ZEAL CHURCH, a Tennessee nonprofit corporation, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A hereto and incorporated herein by reference.

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, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit B. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by or through Grantor, but no further or otherwise.

WITNESS our hands this 14 day of December, 2018.

Signatures of authorized parties and Affidavit of Consideration.

GRANTOR:

CHARLOTTE HEIGHTS CHURCH OF CHRIST, INC.
6833 Old Charlotte Pike Nashville, Tennessee 37209

By: _____
Larry Hime, Elder

By: _____
Davis Webb, Elder

By: _____
Steve Bishop, Elder

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Before me, the undersigned, a Notary Public of said County and State, personally appeared LARRY HIME, DAVIS WEBB, AND STEVE BISHOP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Elders (or other officers authorized to execute the instrument) of CHARLOTTE HEIGHTS CHURCH OF CHRIST, the within named bargainor, a Tennessee not-for-profit corporation (the "Corporation"), and that they as such Elders (or other duly authorized officers) executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by themselves as Elders or other authorized officers of the Corporation.

Witness my hand and seal, at office in Nashville, this 14th day of December, 2018.

_____
Notary Public
My Commission Expires: 03-10-19

SONYA C. STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

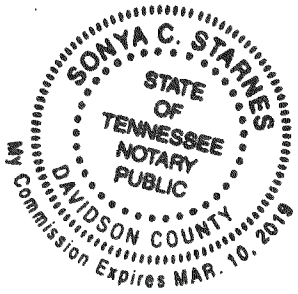
AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,494,877.35.

Sworn and subscribed this 14th day of December, 2018.

Notary Public
My Commission Expires: 03-10-19



25826876.3

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel One:
A tract of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map showing subdivision of John M. Branham's Farm, of record in Book 547, Page 14, Register's Office for said County, described as follows:

BEGINNING in the center of Charlotte Pike, the northwest corner of Lot No. 1; thence with the westerly line of Lot No. 1, southwardly 162 feet; thence westwardly 85 feet; thence northwardly 162 feet, more or less, to the center of said pike; thence with the center of said pike eastwardly 90 feet to the beginning.

Parcel Two:
Being a part of Lot No, 2 on the Map showing Subdivision of John H. Branham's farm, of record in Book 547, Page 14, Register's Office for said County, and being more particularly described according to an unrecorded survey of parts of lots 1 and 2 of said subdivision made by Geo. W. Watkins, Surveyor, dated July 14, 1961. Said part of Lot No. 2 is more particularly described as follows:

Beginning at the southwesterly corner of a tract of land conveyed to W. E. Hicks, et al, Trustees for the West Nashville Heights Church of Christ by deed of record in Book 1577, Page 75, said Register's Office, said corner being 162 feet southerly from the center line of Charlotte Pike; running thence South 9° 15' East, 31 feet to an iron pin; thence North 81' 30' East, 83.1 feet to an iron pin in the westerly line of Lot No. 1 of the subdivision of John M. Branham's farm; thence along the westerly line of Lot No. 1 North 70 45' West 39.4 feet to an iron pin 162 feet southerly from the center of Charlotte Pike; thence South 76° 15' West, 95 feet to the point of beginning.

Parcel Three:
Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Map showing subdivision of John M. Branham's Farm, of record in Book 547, Page 14, Register's Office for said County, described as follows:

BEGINNING in the center of the Charlotte Pike at the N.E. corner of the said Lot No. 1 being the N.W. corner of the C. C. Vernon Farm; thence with the center of said Pike, South 75 %° West 200 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots, South 5 1/4° East, 1101 feet to the north line of Lot No. 6; thence with said line, North 75 3/4° East, 200 feet to the west line of said Vernon Farm; thence with said line, North 5 1/4° West, 1101 feet to the beginning, containing 5 acres, be the same, more or less.

Being the same property conveyed to Charlotte Heights Church of Christ, Inc., a Tennessee corporation by Quitclaim Deed from Frank G. Mayo, Trustee of Charlotte Heights Church of Christ, Inc., successor-by-merger to the West Nashville Heights Church of Christ of record in Instrument No. 20090831-0081466, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 2019 real estate taxes, a lien not yet due and payable;

2. All matters of record;

3. All rights of parties in possession under unrecorded leases or otherwise; and

4. All matters an accurate survey or inspection of the subject real estate would reveal; and all applicable subdivision, building, health department, zoning and other ordinances, laws, rules and regulations.

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

