Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 181179 DEEDWARR
01/07/2019 12:01:05 PM 3 pgs
Fees: $18.00 Taxes: $14,800.00

20190107-0001562

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December 2018.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Main Street Land Trust	New Owner	072-06-0-219.00
PO Box 160730		072-06-0-220.00
Nashville, TN 37216		072-06-0-221.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **1060 E. Trinity GP, a General Partnership,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Main Street Land Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The Land referred to in this Policy is situated in the County of Davidson, State of Tennessee, and described as follows:
Tract One:

Being Lots Nos. 19 and 20, on the Plan of Dr. E. T. Brown's Subdivision of the J B King Land, Davidson County, Tennessee, a plan of which is of record in Book 333, Page 69, Register's Office for said County, and more fully described as follows:
Said Lots Nos. 19 and 20 fronts 50 feet each (together 100 feet) on the South side of Trinity Lane and run back between parallel lines to a dead line, the East line of lot No. 19 being 340 feet long, and the West line of No. 19 and the East line of lot No. 20 being 333.3 feet long, and the West line of lot No. 20 being 322.4 feet long.

Tract Two:

Land in Davidson County, Tennessee, being Lots No. 17 and 18 on the Plan of Dr. E. T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, Page 69, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the Southerly side of Trinity Road and runs back 349.5 feet on the Easterly line and 344 feet on the Westerly line, to a dead line, measuring 50.3 feet thereon. Said Lot No. 18 fronts 50 feet on the Southerly side of Trinity Road and runs back 344 feet on the Easterly line and 346 feet on the Westerly line, to a dead line, measuring 50.3 feet thereon.

INCLUDING AND EXCLUDING THEREFROM a strip of land of an average width of six feet across the front of said lots conveyed to Davidson County for widening Trinity Lane, by A. E. Umble and wife, by right-of-way of record in Book 1727, Page 583, said Register's Office.

Tract Three:

Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 on the Plan of Dr. E. T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, Page 69, Register's Office for said County.

Said Lots Nos. 15 and 16 fronts together 100 feet on the Southerly side of Trinity Lane as widened and run back 349-1/2 feet on the Westerly line and 360-1/2 feet on the Easterly line to a dead line, measuring 100.6 feet thereon, including but excluding therefrom a strip of land of an average width of six feet across the front of said lots, conveyed to Davidson County for widening Trinity Lane, by Mrs. Chas. A. Goad, by right of way of record in Book 1727, Page 561.

LAND ALSO BEING FURTHER DESCRIBED AS FOLLOWS:

Being a tract of land lying in Nashville, Davidson County, Tennessee; also being part of Lots 20 through 25 inclusive, on the Plan of Dr. E.T. Brown's Subdivision of the J.B. King Land of record in Plat Book 332, Page 69 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the southerly right-of-way line of East Trinity Lane, width varies, at a corner common with the property conveyed to HV Urban of record in Instrument Number 20160222-0016699 in the Register's Office for Davidson County, Tennessee also being the easterly line of Lot 21 on said Dr. E.T. Brown's Subdivision;

Thence with the southerly right-of-way line of East Trinity Lane for the following calls:
· South 80 deg 42 min 59 sec East, 176.78 feet to a point;
· South 80 deg 57 min 53 sec East, 123.27 feet to a point at a corner common with the property conveyed to Robert Beck, et ux of record in Book 6573, Page 211 in the Register's Office for Davidson County, Tennessee, also being the westerly line of Lot 14 on Dr. E.T. Brown's Subdivision;
Thence with the westerly line of said Lot 14, South 10 deg 34 min 05 sec West, 347.07 feet to a corner post at a corner common with the property conveyed to Big Tent, LLC of record in Instrument Number 20170111-0003260 in the Register's Office for Davidson County, Tennessee, also being the northerly line of the Map of Dozier Place of record in Plat Book 974, Page 51 in the Register's Office for Davidson County, Tennessee;

Thence with the northerly line of said Dozier Place, North 73 deg 49 min 12 sec West, 300.55 feet to an existing iron rod at a corner common with said property conveyed to HV Urban;
Thence with the easterly line of HV Urban and the easterly line of said Lot 21, North 10 deg 24 min 40 sec East, 310.43 feet to the point of beginning; containing 98,421 square feet or 2.259 acres, more or less, as per survey of G. Scott Carter, Tenn. RLS No. 2391 with Clint T. Elliot Registered Land Surveyor, dated September 9, 2018 and designated as Project ID: E. Trinity.

Being the same property conveyed to East Nashville United Pentecostal Church by Installment deed from N/A of record in Book 3641, page 438, Register's Office for Davidson County, Tennessee, dated October 04, 1963, and recorded on October 08, 1963.

Being the same property conveyed to Stratos Development Group, LLC, a Tennessee limited liability company by Limited Warranty Deed from Milton Neely, Brad, Wilson and Jason Potter, solely in their capacity as Trustees for Point of Mercy f/k/a East Nashville United Pentecostal Church, dated December 6, 2017 of record as Instrument No. 20171208-0125407, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1060 E. TRINITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from Stratos Development Group, LLC a Tennessee Limited Liability Group dated September 26, 2018 of record as Instrument No. 20180927-0095973, Register's Office for Davidson County, Tennessee. The said Quitclaim Deed was corrected by Deed of Correction of record as Instrument No. 20190107-0001561 Register's Office for Davidson County, Tennessee, to correct the Grantee to 1060 E. Trinity GP, a General Partnership. ROOC

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1056, 1060, and 1064 E Trinity Lane, Nashville,

TN 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 18th day of December, 2018.

1060 E. Trinity GP
A Tennessee General Partnership

By: _____
Robert A. Cushman
Its: Partner

By: _____
Joshua Mattice
Its: Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Robert A. Cushman, Partner of 1060 E. Trinity GP, a General Partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Partner of 1060 E. Trinity GP, a General Partnership, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Partner of 1060 E. Trinity GP, a General Partnership.

Witness my hand, at office, this 18th day of December, 2018.

_____
Notary Public

My commission expires: 7-6-2020

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joshua Mattice, Partner of 1060 E. Trinity GP, a General Partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Partner of 1060 E. Trinity GP, a General Partnership, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Partner of 1060 E. Trinity GP, a General Partnership.

Witness my hand, at office, this 18th day of December, 2018.

_____
Notary Public

My commission expires: 7-6-2020

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2018126071