Karen Johnson Davidson County
Batch# 195658 DEEDWARR
02/15/2019 08:38:43 AM 3 pgs
Fees: $18.00 Taxes: $10,545.00
20190215-0014112

Prepared by and Return to: Travis D. Henry, Attorney
175 Spring Street NW
Cleveland, TN 37311
(c) # 38341 ks

Tax Map 043-13-0-009.00

WARRANTY DEED

FOR FIVE DOLLARS ($5.00) and other good and valuable considerations paid, **Brick Church Realty, LLC, A Tennessee Limited Liability Company,** has this day bargained and sold, and does hereby sell, transfer and convey unto **West Tennessee Funeral Associates, LLC, a Tennessee Limited Liability Company,** its successors and assigns, forever in fee simple, the following described real estate situated in Davidson County, Tennessee, to-wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Old Hickory Boulevard 925 feet, more or less, east of Gallatin Road and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, said point being the southwest corner of Kentucky-Tennessee Conference Association of Seventh Day Adventists and the southeast corner of herein described tract; Thence, with the northerly margin of Old Hickory Boulevard, S 82 degrees 27' 57" W. 208.64 feet to a point; Thence, leaving Old Hickory Boulevard with the northerly margin of a 12-foot alley created by Metropolitan Nashville Council Bill No. 74-1107, and a curve concave to the north having a central angle of 15 degrees 09' 17", a radius of 403.26 feet and a chord of N 70 degrees 40' 12" W. 106.35 feet for an arc length of 106.66 feet to a point; Thence, N 63 degrees 05' 33" W. 11.31 feet to a point; Thence, leaving said alley with the east line of Howard C. Sutton of record in Deed Book 5056, page 775, R.O.D.C., N 09 degrees 03' 00" E. 180.50 feet to an iron pin in the southerly margin of State Route 45; Thence, with said margin, N 53 degrees 31' 22" E. 70.96 feet to a concrete monument; Thence, N 61 degrees 42' 08" E. 93.82 feet to a concrete monument; Thence, with a curve concave to the south having a central angle of 6 degrees 31' 13", a radius of 1041.74 feet and a chord of N 62 degrees 40' 53" E. 118.49 feet for an arc length of 118.55 feet to a point; Thence, leaving said margin, with the west line of Seventh Day Adventist property, S 07 degrees 32' 03" E. 335.16 feet to the point of beginning, containing 79,636 square feet or 1.83 acres, more or less.

For Prior Title: Being the same property conveyed to Brick Church Realty, LLC, A Tennessee Limited Liability Company by Warranty deed from Overstreet of Tennessee, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20151002-0100191 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 2, 2015.

Subject to Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8766, Page 411, in the Register's Office for Davidson County, Tennessee.

Subject to Right of Way for Old Hickory Boulevard and State Route 45.

Subject to Rights of tenants, as tenants only, under recorded or unrecorded leases.

Subject to any and all governmental zoning and/or subdivision ordinances, regulations and requirements in effect thereon.

Subject to any drainage, utility and/or right of way easements on, over, under, across or through the property.

Subject to Health Department regulations and/or requirements.

NAME/ ADDRESS /GRANTEE(s) IS/ARE: **West Tennessee Funeral Associates, LLC**
9 Foxvale Lane, Nashville TN 37221

Said person(s) are responsible for payment of real property taxes.

TO HAVE AND TO HOLD said real estate unto the said **West Tennessee Funeral Associates, LLC, a Tennessee Limited Liability Company,** its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to sell and convey the same; that the title thereto is clear, free and unencumbered, and it will forever WARRANT AND DEFEND the title thereto against all lawful claims.

WITNESS its signature this 4 day of Feb 2019.

Brick Church Realty, LLC,
A Tennessee Limited Liability Company

By: Dharmesh S. Patel, President

By: Paresh S. Patel, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared **Dharmesh S. Patel,** of **Brick Church Realty, LLC, a Tennessee Limited Liability Company,** with whom I am personally acquainted and who, upon oath acknowledges himself to be the **President of Brick Church Realty, LLC, a Tennessee Limited Liability Company,** the within named bargainer, and that as such officer(s) on behalf of said company executed the foregoing instrument for the purposes therein contained by signing the name of **Brick Church Realty, LLC, a Tennessee Limited Liability Company** as such President.

WITNESSED by me, this 4 day of Feb, 2019.

NOTARY PUBLIC

My Commission Expires: 3-8-21

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared **Paresh S. Patel,** of **Brick Church Realty, LLC, a Tennessee Limited Liability Company,** with whom I am personally acquainted and who, upon oath acknowledges himself to be the **Authorized Agent of Brick Church Realty, LLC, a Tennessee Limited Liability Company,** the within named bargainer, and that as such officer(s) on behalf of said company executed the foregoing instrument for the purposes therein contained by signing the name of **Brick Church Realty, LLC, a Tennessee Limited Liability Company** as such Authorized Agent.

WITNESSED by me, this 4 day of Feb, 2019.

NOTARY PUBLIC

My Commission Expires: 3-8-21

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF: TENNESSEE
COUNTY OF: BRADLEY

I hereby swear or affirm that $2,850,000.00 is the greater of the actual consideration or value as of the date of transfer of the property above described.

AFFIANT

SWORN to me this 4 day of Feb, 2019.

NOTARY PUBLIC
My Commission Expires: 3-8-21

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021