Karen Johnson Davidson County
Batch# 211683 DEEDWARR
03/29/2019 11:45:36 AM 5 pgs
Fees: $28.00 Taxes: $3,811.00
20190329-0028579

This instrument was prepared by:
J. Trent Lehman, Esq.
Lehman & Lehman
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Jackson's Old Hickory Country Club 5484 Lickton Pike Goodlettsville, TN 37072	NEW OWNER [Same]	05311002500 05311002600 05311002700 05311002800 05311003400 05311003500 05311003600 05311003700

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Temple Baptist Church of Old Hickory aka Temple Baptist Church** ("Grantor"), does hereby transfer and convey unto **Jackson's Old Hickory Country Club, LLC** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is unimproved and improved property commonly known as 0, 104, 106, 108, 109 and 110 Park Circle and 101 and 103 Hamblen Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have a good right to sell and convey the same; and that the same is unencumbered, except for the encumbrances set forth on Exhibit B;

AND Grantor does further covenant and bind themselves, their heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[The remainder of this page has intentionally been left blank, signatures to follow on next page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this March 28, 2019.

GRANTOR:

Temple Baptist Church of Old Hickory, a Tennessee non-profit corporation aka Temple Baptist Church

By: Gary R. Gibbs, Trustee

By: Wayne Bandy, Trustee

By: Sam Abernathy, Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a notary public in and for said State and County, Gary R. Gibbs, Wayne Bandy and Sam Abernathy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting as the Trustee(s) of Temple Baptist Church of Old Hickory, a Tennessee non-profit corporation aka Temple Baptist Church, with the authority to transfer and convey by themselves as trustee(s) of Temple Baptist Church of Old Hickory, a Tennessee non-profit corporation aka Temple Baptist Church

WITNESS my hand and seal at office this 28th day of March, 2019.

TRACEY TRUMAN HUMPHREY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 3.17.21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,030,000.00

Affiant

Subscribed and sworn to before me this the March 28, 2019.

Notary Public

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/14/21

EXHIBIT A

Property Description

Property 1:
Land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 7 and the northerly 1/2 of Lot No. 8 of Block "A" on the Plan of the Subdivision Map No. 3, Life and Casualty Insurance Company Property at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register's Office for said County.

Said Lot No. 7 and the northerly part of Lot No. 8 front together 90 ft. on the westerly side of Park Circle and run back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Paul Sweeton, Clovis Dunnaway and Luther McCall, Trustees for the Temple Baptist Church, a religious denomination in Old Hickory, Tennessee, and to the successor trustees and assigns of said Temple Baptist Church, by Deed from HOward Brown and wife, Erma Brown, recorded on June 3, 1947, of record in Book 1490, Page 580, Register's Office for Davidson County, Tennessee.

Property 2:
A certain tract or parcel of land situated in the 4th Civil District of Davidson, County, Tennessee, and being Lot No. 6 and the southerly 15 feet of Lot No. 5, in Block "A", on the plan of Subdivision Map No. 3, of Life and Casualty Insurance Company Property of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 6 and the southerly 15 feet of Lot No. 5 front 75 feet on the westerly side of Park Circle and run back between parallel lines 180 feet to the Old Hickory Golf Club Property and front 75 feet thereon.

Being the same property conveyed to C.L. Ferrell, Clovis Dunnaway and George Beaver, Trustees Temple Baptist Church by Deed from Guy Smith and wife, Frances L. Smith, recorded on December 9, 1954, of record in Book 2339, Page 104, Register's Office for Davidson County, Tennessee.

Property 3:
Land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I - Land in Davidson County, Tennessee, Lot 4, Block A, on the plan of Subdivision Map No. 3 of Life and Casualty Insurance Co. Property, of record in Plat Book 974, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot 4 fronts 40 feet on the westerly side of Park Circle and runs back between parallel lines 180 feet to a dead line.

Tract II -

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being the northerly 45 feet of Lot No. 5 in Block "A"on the plan of Subdivision Map No. 3, of Life and Casualty Insurance Company Property of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said northerly part of Lot No. 5 fronts 45 feet on the westerly side of Park Circle and runs back between parallel line 180 feet to the Old Hickory Golf Club property and fronts 45 feet thereon.

Being the same property conveyed to C.L. Ferrell, Clovis Dunnaway, George Beaver, Trustees, Temple Baptist Church, their successors by Deed from Allen Jaynes, and wife, Florence M. Haynes, recorded on January 10, 1955, of record in Book 2339, Page 89, Register's Office for Davidson County, Tennessee.

Property 4:
Said parcel is situated in the old 4th Civil District of Davidson County, Tennessee, being Lots numbers 2 and 3 of Block "D" on the map entitled Subdivision Map No. 3 of the Life & Casualty Insurance Company property of Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said lots 2 and 3 front approximately 116.7 feet on the east side of Park Circle and run back between parallel lines 175 feet to a dead line, measuring 116.7 feet thereon.

Being the same property conveyed to Temple Baptist Church of Old Hickory, Inc. by Deed from Dorothy Jackson Craig and Samie Jackson Bradley by Deed recorded on February 28, 1989, of record in Book 7783, Page 458, corrected in Book 9223, Page 732, Register's Office for Davidson County, Tennessee.

Property 5:
Land in Davidson County, Tennessee, being Lots 4 and 5 of Block "D" and part of an unnumbered tract lying northeasterly in the rear of Lots 4 and 5, and shown on the plan of Subdivision Map No. 3, of Life and Casualty Insurance Company Property of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description..

Said Lots and part of said unnumbered tract front 120 feet on the northeasterly side of Hamblen Avenue and runs back between parallel lines, 345 feet to a dead line.

Being the same property conveyed to Temple Baptist Church by Deed from C.A. Wilson and J.R. Coarsey recorded on December 12, 1972, of record in Book 4672, Page 2, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2019 and subsequent years, a lien not yet due and payable.

2. Restrictions of record in Book 1088, Page 140, and Book 1490, Page 580, said Register's Office.

3. Subject to all matters appearing on the Plan of record in Book 974, Page 11, said Register's Office.