WARRANTY DEED

Karen Johnson Davidson County
Batch# 220659 DEEDWARR
04/22/2019 04:23:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20190422-0036932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Walter Buckley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF APRIL, 2019

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mount Gilead Missionary Baptist Church	Mount Gilead Missionary Baptist Church	0751230226.00
(NAME) 4004 Lebanon Pk	(NAME) 4004 Lebanon Pk	0751230249.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	0751230266.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Hermitage Church of Christ,** a Tennesse nonprofit corporation,, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mount Gilead Missionary Baptist Church,** a Tennessee nonprofit corporation, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1:
Land in Davidson County, Tennessee, being Lots Nos 1108 and 1109 and a portion of Bonnacreek Drive lying immediately south of Lot No. 1108 and east of the east margin of Bonnaspring Drive as shown on the Plan of Hermitage Hills, Section Nine, as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, and a portion of an acreage tract marked "Miller G. Kimbrough, Trustee, Future Development" lying east of Lot 1108, 1109, and 1110 and east of Bonnaspring Drive on said plan described together according to a survey by Clay E. Couch, Jr., dated March 7, 1966 as follows:

Beginning at an iron pin at the southwest corner of Lot #1110 of Hermitage Hills, Section 9, being the northwest corner of the property herein described; thence North 77 degrees and 47 minutes East 160.00 feet to an iron pin set in concrete at the southwest corner of said Lot #1110; thence North 7 degrees and 57 minutes West 71.50 feet to an iron pin in the easterly boundary line of said Lot #1110; thence North 73 degrees and 54 minutes East 298.40 feet to an iron pin 300 feet westerly from the right-of-way of Old Hickory Boulevard; thence 300 feet off and parallel to the westerly right-of-way of Old Hickory Boulevard, South 16 degrees and 04 minutes East 310.40 feet to an iron pin 200 feet off the straight section of U. S. Highway #70 (Lebanon Road); thence South 18 degrees and 14 minutes West, 200 feet off and parallel to the straight section of the right-of-way of Lebanon Road, 632.20 feet to an iron pin; thence southwardly 47.5 feet, more or less, to the northwest rear corner of the property conveyed to J. D. Owen, Jr., and wife, of record in Book 3831, page 682, Register's Office for Davidson County, Tennessee; thence with the westerly line of the said Owen's lot South 41 degrees 39 minutes West 141.70 feet to an iron pin in the easterly right-of-way of Bonnaspring Drive; thence with said right-of-way of Bonnaspring Drive in a northwesterly direction with a curve having a radius of 552.00 feet a distance of 429.04 feet to an iron pin; thence North 3 degrees and 54 minutes and 335.50 feet to an iron pin in concrete; thence continuing with said right-of-way of Bonnaspring Drive in a northerly direction with a curve having a radius of 1050.00 feet a distance of 152.99 feet to the beginning, containing 8.000 acres, more or less.

Being the same property conveyed to Hermitage Church of Christ, by deed from Miller G. Kimbrough, Trustee, dated March 15, 1966 and filed for record in Book 3997, page 455, Register's Office for Davidson County, Tennessee.

Tract No. 2:

Beginning at an iron pin in the northwesterly margin of Lebanon Road U.S. Highway #70, the northeast corner of the property conveyed to Mid-Ten Oil Company by deed from Miller Kimbrough, Trustee, of record in Book 3314, page 542, Register's Office for Davidson County, Tennessee; thence with the northerly line of said property, North 69 degrees 52 minutes West 117.00 feet to an iron pin the northwest corner of the Mid-Ten Oil Company property and the northeast corner of the property conveyed to J. D. Owen, Jr. and wife, of record in Book 3831, page 682, Register's Office for Davidson County, Tennessee; thence with the North line of the Owen's property North 53 degrees 20 minutes West 71.50 feet to an iron pin in the northwest corner of the Owen's property and the southwest terminus of the subject conveyance; thence northwesterly 47.5 feet, more or less, to an iron pin, the northwest terminus of the subject conveyance; thence South 53 degrees 20 minutes East 69.18 feet to an iron pin at the beginning of a curve to the left having a radius of 172.07 feet; thence with said curve southeasterly 49.65 feet to an iron pin; thence South 69 degrees 52 minutes East 85.55 feet to an iron pin in the northwest margin of U. S. Highway #70 or Lebanon Road; thence with the margin of same 18 degrees 14 minutes West 35.02 fee to the point of beginning.

Being the same property conveyed to Hermitage Church of Christ, a corporation organized and existing under the laws of the State of Tennessee for a non-profit corporation by warranty deed from Miller G. Kimbrough, Trustee and R. H. Johnson, individually and as Successor Trustee dated March 12, 1981, and filed for record in Book 5722, page 350, Register's Office for Davidson County, Tennessee.

Tract No. 3:
Land in the Fourth Civil District of Davidson County, Tennessee, described according to a copy of a survey by Clay D. Couch, Jr., Surveyor, dated January 30, 1969, as follows:

Beginning at a concrete monument in the easterly margin of Bonnahorn Drive at its southerly terminus and at the southwest corner of Lot No. 1150 on the Plan of Hermitage Hills, Section 9, as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee; thence partially along the south line of said lot, North 74° 16' East 83.0 feet to an iron pin; thence South 16° 04' East 343.2 feet to an iron pin at the northeast corner of the property conveyed to the Hermitage Church of Christ by deed from Miller G. Kimbrough, Trustee, of record in Book 3997, page 455, Register's Office for Davidson County, Tennessee; thence with the northerly line of said property, South 73° 54' West 298.4 feet to a point in the rear line of Lot No. 1110 on the Plan of Hermitage Hills, Section 9 (supra); thence with the rear line of Lot No. 1110, North 7° 51' West 30.4 feet to an iron pin in concrete at the southeast corner of Lot No. 1111 on said plan; thence with the rear lines of Lots Nos. 1111, 1112 and 1113 on said plan, North 18° 59' West 308.7 feet to an iron pin set in concrete at the southeast corner of Lot No. 1148 on said plan; thence North 8° 03' East 23.25 feet to an iron pin at the southeast corner of Lot No. 1149; thence with the rear line of said Lot 1149, North 75° 02' East 192.44 feet to a point in the center of Bonnahorn Drive, passing the southeast corner of Lot No. 1149 at 167.44 feet; thence with the center line of Bonnahorn Drive, South 14° 51' east 6.0 feet and South 15° 44' East 6.0 feet to a point; thence North 74° 16' East 25 feet to the point of beginning.

Including but Excluding that portion of the above described property conveyed in Book 9222, Page 214, Register' s Office for Davidson County, Tennessee.

: Being the same property conveyed to Hermitage Church of Christ by warranty deed from Miller G. Kimbrough, Trustee of record in Book 4309, page 274, Register's Office for Davidson County, Tennessee, dated February 10, 1969 and recorded on February 10, 1969.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 3600, Page 97 (as to Tracts Nos 1 and 2) , Book 3864, Page 441 (as to Tracts Nos 1 and 2), in the Register's Office of Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved x property, known as 4004 Lebanon Pk Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 19th day of April, 2019.

Hermitage Church of Christ

By: Marlin Lindsay, Board President

By: Andrew Borchers, Board Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Marlin Lindsay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the Board President of Hermitage Church of Christ, the within named bargainor, a Tennessee nonprofit corporation, and that s/he as such Board President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Board President.

WITNESS my hand and official seal at office this 19th day of April, 2019.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Andrew Borchers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the Board Secretary of Hermitage Church of Christ, the within named bargainor, a Tennessee nonprofit corporation, and that s/he as such Board Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Board Secretary.

WITNESS my hand and official seal at office this 19th day of April, 2019.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019