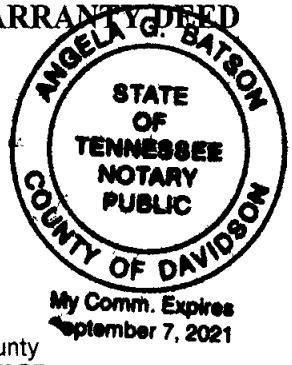
WARRANTY DEED

File #19094



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00

Joyce Gendron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2019.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 223257 DEEDWARR
04/29/2019 10:44:37 AM 2 pgs
Fees: $13.00 Taxes: $3,552.00

20190429-0039045

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Community Church of Nashville	NEW OWNER	-159-00-0-128.00
(NAME)	(NAME)	
5711 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I, **Nicholas C. Ernst, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grace Community Church of Nashville, a Tennessee not-for-profit corporation,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Resubdivision of Lot No. 3 Neals Three Lot Subdivision of record in Plat Book 8250, Page 427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but excluded therefrom is the property conveyed to the Tennessee Department of Transportation by Warranty Deed of record in Instrument No. 20010611-0060998, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing south margin of SR 254 and the west boundary of the Church of Christ of Old Hickory Boulevard, Trustee property; thence with said boundary south 29 degrees, 24 minutes, 27 seconds west 53.11 feet to a point, said point being 62.149 feet right of SR 254 proposed centerline station 8+651.590; thence with the proposed south margin of said road (1) having a 2784.64 foot radius curve left and westerly 120.87 feet (2) having a 2821.55 foot radius curve left and westerly 148.13 feet to a point, said point being 58.79 feet right of SR 254 proposed centerline station 8+567.808; thence with the existing east margin of High Lea Drive having a curve left and northerly 22 feet more or less to a point; thence with the existing southeast margin of SR 254 having a curve right and northeasterly 41 feet more or less to a point; thence with said existing south margin having a curve right and easterly 259 feet more or less to the point of beginning, containing 0.323 acres.

Being the same property conveyed to Nicholas C. Ernst, a married man by warranty deed from Ernie Gendron and wife, Jennifer Gendron of record in Instrument No. 20170106-0001814 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 6, 2017. This property is not the homestead or current residence of the grantor or his spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1221 Old Hickory Blvd., Brentwood, TN 37027

(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 24 day of April, 2019.

Nicholas C. Ernst

STATE OF New Jersey

COUNTY OF Bergen

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Nicholas C. Ernst**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2019.

My commission expires: 10/24/23

Notary Public
Celeste M. Kane

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027