Karen Johnson Davidson County
Batch# 240167 DEEDWARR
06/07/2019 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $6,398.60
20190607-0054497

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,729,350.00.

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2019.

Notary Public
MY COMMISSION EXPIRES: 12/15/21
File No. 19-4632

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| East Side Church of Christ (NAME) | New Owner (NAME) | 041-04-0-081 |
| 4040 Marydale Dr. (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Beacon Baptist Church, Inc., a Tennessee Non-Profit Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **East Side Church of Christ LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Beginning at a concrete monument in the Westerly margin of Marydale Drive marking the Northeasterly corner of lot of John D. Brown and wife, Felicia Brown (as described in Deed of Trust to Louis Leftwich, Trustee, recorded in Book 2914, Page 221, Register's Office for Davidson County) running South 81 degrees 28' West 293.10 feet to an iron pin; thence South 3 degrees 21' West 211.43 feet to a concrete monument in the Northwesterly corner of a lot owned by Davenport and Fulks; thence North 86 degrees 48' West 464.30 feet to a post in the Cleveland B. Jones line; thence with Cleveland B. Jones' line North 2 degrees 30' West 640.75 feet to a proposed concrete monument in said line; thence South 73 degrees 50' East 274.80 feet to a proposed concrete monument; thence North 37 degrees 39'30" East 260 feet to a proposed concrete monument in the Southerly margin of Havendale Drive, to be recorded on Section 7, Dalemere Subdivision; thence with the Southerly margin of Havendale Drive Easterly 275.72 feet to a proposed concrete monument; thence continuing South 87 degrees 32'30" East 33.95 feet to a proposed concrete monument; thence continuing around the curve of the intersection of Havendale Drive and Marydale Drive 39.27 feet to a proposed concrete monument in the Westerly margin of Marydale Drive; thence with said Westerly margin 65 feet to a concrete monument; thence 15 feet to a concrete monument; thence 178.33 feet to a concrete monument; thence South 14 degrees 36'30" East 169.70 feet to the point of beginning; containing 10.17 acres, according to survey of Adkins Engineering Company, Columbia, Tennessee, dated Nov. 12, 1964.

Being the same property conveyed to Beacon Baptist Church, Inc. by Warranty Deed from John D. Brown, and

wife, Felicia Brown, recorded on the 11th day of January, 1965 in Deed Book 3849, Page 663, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6186, Page 337.

4. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4040 Marydale Drive, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 31st day of May, 2019.

Beacon Baptist Church, Inc., a Tennessee Non-Profit Corporation

By: _____
James Maxwell, President

By: _____
James Screws, Trustee

By: _____
Pat Harrington, Treasurer

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, James Maxwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be President of Beacon Baptist Church, Inc., a Tennessee Non-Profit Corporation, the within-named bargainor, a corporation, and that such James Maxwell, as such President, executed the within instrument for the purposes therein contained, be personally signing the name of the limited liability company as President.

Witness my hand and seal, at office this 31st day of May, 2019.

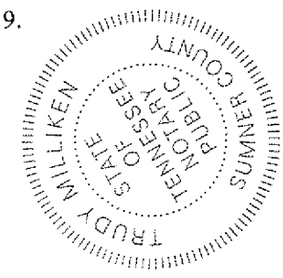
_____
Notary Signature
My commission expires: 7/19/2022

TRUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, James Screws with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be Trustee of Beacon Baptist Church, Inc., a Tennessee Non-Profit Corporation, the within-named bargainor, a corporation, and that such James Screws, as such Trustee, executed the within instrument for the purposes therein contained, be personally signing the name of the limited liability company as Trustee.

Witness my hand and seal, at office this 31st day of May, 2019.

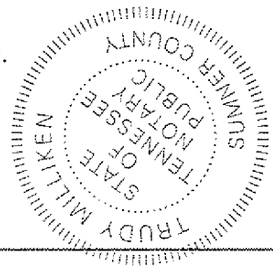



_____
Notary Signature
My commission expires: 7/19/2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Pt Harrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be Treasurer of Beacon Baptist Church, Inc., a Tennessee Non-Profit Corporation, the within-named bargainor, a corporation, and that such Pat Harrington, as such Treasurer, executed the within instrument for the purposes therein contained, be personally signing the name of the limited liability company as Treasurer.

Witness my hand and seal, at office this 31st day of May, 2019.




_____
Notary Signature
My commission expires: 7/19/2022

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY