Karen Johnson Davidson County
Batch# 242053 DEEDWARR
06/11/2019 04:16:30 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00
20190611-0056203

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0471

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of June, 2019

Notary Public

Commission Expires: 12/15/21

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

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
2518 Gallatin Partners, LLC 2518 Gallatin Avenue Nashville, TN 37206	Bank of Tennessee 301 East Center Street Kingsport, TN 37660	072-13-0-383.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Eastside Church of Christ

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

2518 Gallatin Partners, 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:

Land in Davidson County, Tennessee, being Lot No. 1, and the southerly 35.3 front feet of Lot No. 2 in the N.J Gibson's Subdivision of Lot 2 in the Cahal Lands, of record in Book 161, page 165, Register's Office for said County, AND Lot No. 4 on the Map of Subdivision of Home Lot in Chesterfield Place, of record in Book 421, page 5, Register's Office for said County, described according to a survey by Hal R. Swann, Jr., dated October 30, 1980, as follows:

Beginning at a point in the easterly margin of Gallatin Pike; thence in an easterly direction 198.0 feet to the point along the northwesterly margin of a 15 foot alley; thence along said alley in a southerly direction 96.0 feet to a point in the westerly boundary of said alley to a point at the southerly boundary of a 12-foot alley; thence in an easterly direction along the southerly boundary of said alley to a point where the southern boundary of said alley intersects with the westerly margin of another 12 foot alley running in a southerly direction; thence in a southerly direction 48.0 feet along the western margin of the latter 12 foot alley to a point; thence in a westerly direction 322.6 feet to a point in the easterly margin of Gallatin Pike; thence in a northeasterly direction 149.70 feet to the point of beginning.

Also described in Survey as follows:

Lot 1:
Beginning on an iron pin in the east margin of Gallatin Pike, the southwest corner of the CVS pharmacy and the northwest corner of the herein described tract Lot 1 of this survey, and being approximately 173.55' southwesterly from the intersection of Gallatin Pike and Cahal Avenue, the northwest corner of the CVS property; thence leaving the margin of Gallatin Pike, with the CVS south line, S 80 deg. 48' 44" E, 197.99 feet to an existing iron pin in the west line of Lot 2 of this survey; thence with the line of Lot 2, S 09 deg. 12' 25" W. 96.00 feet to a point; thence S 84 deg. 07' 15" E, 81.73 feet to an existing PK nail in the Walgreen Pharmacy north line; the southeast corner of the herein described Lot 1; thence

with the Walgreen Pharmacy north line, N 80 deg. 56' 56" W, 328.11 feet to an existing iron pin on the east margin of Gallatin Pike, the northwest corner of Walgreen and the southwest corner of Lot 1; thence with the margin of Gallatin Pike, N 26 deg. 31' 11" E, 153.15 feet to an iron pin, the point of beginning and containing 6,513.08 square feet, 0.838 acres, more or less, according to a survey by Gaylon Northcutt Surveying, dated 4/25/06 and revised 6/12/15.

Lot 2 (Parking Lot):
Being approximately the southern 100 feet of Lots 6, 7, and 8 of the N.J. Gibson's Addition of Lot No. 2, Cahal Plan and commencing on an iron pin on the east margin of Gallatin Pike, being the southwest corner of CVS Pharmacy and the northwest corner of the East Side Church of Christ; thence proceeding S 80 deg. 48' 44" E, 197.99 feet to an iron pin, the actual point of beginning of Lot 2 of this survey and being the northeast corner of said Lot 1; thence N 09 deg. 12' 25" E, 15.98 feet to an existing iron pin near a concrete light base; thence continuing with CVS, S 80 deg. 48' 57" E, 148.06 feet to an existing iron pin on the south margin of an alley #1022, S 09 deg. 50' 19" W, 101.13 feet to an existing PK Nail at the intersection of the south margin of alley #1022 and the west margin of alley #1017; thence N 86 deg. 07' 41" W, 10.33 feet to an existing PK nail; thence with the same bearing an additional 11.04 feet to a point where alley #1017 turns south; thence S 09 deg. 51' 50" W, 4.07 feet to an existing PK nail; thence with Walgreen Pharmacy property, N 81 deg. 06' 24" W, 44.03 feet to an existing PK nail at the corner of Lot 1 of this survey; thence S 84 deg. 07' 15" W, 81.73 feet to a point; thence with the east line of Lot 1 of this survey, N 09 deg. 12' 25" E, 96.00 feet to the beginning and containing 15,907.42 square feet, 0.365 acres, more or less, according to a survey by Galyon Northcutt Surveying, dated 4/25/06 and revised 06/12/15.

Being the same property conveyed to East Side Church of Christ by Warranty Deed from Grace Church of the Nazarene Inc., dated January 3, 1985 and recorded January 11, 1985 in Book 6473, Page 194, Register's Office of Davidson County, Tennessee. (Value or consideration on aforementioned deed $260,000.00).

Order Granting Motion for Default Judgment to Quiet Title, Docket No. 15-910-IV, dated October 30, 2015 and recorded December 3, 2015 in Instrument No. 20151203-0121965, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Eastside Church of Christ Gallatin Road by Quitclaim Deed from the Trustees of the East Side Church of Christ dated May 27, 2015 and recorded December 16, 2015 in Instrument No. 20151216-0126207, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2518 Gallatin Avenue, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of June, 2019.

Eastside Church of Christ

By: Floyd Hughes
Floyd Hughes, Minister

By: John Finch
John Finch, Youth Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Floyd Hughes and John Finch, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged themselves to be the Authorized Signors for the Eastside Church of Christ, and that they as such Authorized signors being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of June, 2019.

CAROLT BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/31/21

(Notary Seal)

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