THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 251290 DEEDWARR
07/02/2019 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $3,071.00
20190702-0064141

31923-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bethel ZEC, LLC 4145 Highlander Court Antioch, TN 37013	New Owner	11804036800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Lane Motor Museum, Inc., a Tennessee nonprofit corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Bethel ZEC, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 41 and 42 on the Map of Corinne Place, as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Lane Real Estate, LLC by Deed dated September 10th, 1996 from Charles E. Ferrell and wife, June W. Ferrell, of record in Book 10189 Page 411, Register's Office for Davidson County, Tennessee, and further conveyed to Jeff Lane by Quitclaim Deed dated December 26th, 2002 from Lane Real Estate, LLC, of record in Instrument No. 20021226-0158923, said Register's Office. The property was further conveyed to the Lane Motor Museum, Inc., a Tennessee not for profit corporation by Quitclaim Deed dated September 2nd, 2015 from Jeff Lane, of record in Instrument No. 20150902-0089668 said Register's Office, said deed having been corrected by Scrivener's Affidavit dated September 11th, 2015, of record in Instrument No. 20150911-0092598, said Register's Office.

THIS is improved property known as 2146 Utopia Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of June, 2019.

Lane Motor Museum, Inc., a Tennessee nonprofit corporation

By: _____
Name: Jeff Lane
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeff Lane, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Lane Motor Museum, Inc., a Tennessee nonprofit corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 28th day of June, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $830,000.00.

_____
Affiant

Subscribed and sworn to before me this 28th day of June, 2019.

Andrea P. Perry
Notary Public
My Commission Expires: 1/6/2020

ANDREA P PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2020

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 11804036800. The Grantee, by acceptance of this deed, assumes and agrees to pay any and all property taxes for the year 2019 and subsequent years which may apply to the property in relation to this sale and conveyance of the subject property

3. All Matters as shown on the Plan of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee.

4. Permissive Use Agreement by and between David E. Robbins and Jeff Lane of record in Instrument No. 20071002-0117498, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019