STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 282247 DEEDWARR
09/06/2019 03:37:00 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20190906-0090322

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2019.

Notary Public
MY COMMISSION EXPIRES: 07/06/20
File No. G19-6327

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Greater First Street Missionary Baptist Church (NAME)	New Owner (NAME)	050-14-0-119
3203 Brick Church Pk (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, **Victory Baptist Church of Nashville Inc., a Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greater First Street Missionary Baptist Church Inc., a Corporation**, 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 the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a hub in the Easterly margin of Brick Church Pike, being 150 feet North of the center line of intersection of Brick Church Pike and Richmond Hill Drive in the Plan of Parkwood Estates, Section One, Book 2900, Page 120, R.O.D.C., Tennessee; thence with the Easterly margin of Brick Church Pike North 0 degrees 58' East 270.2 feet to the PC of an arc being the arc for the Southeast intersection of Brick Church Pike and the proposed Briley Parkway; thence with said arc having a radius of 500 feet, a distance of 75 feet to an iron pin; thence leaving said arc North 70 degrees 52' East 161.05 feet to an iron pin in the Westerly margin of the turnaround of Spears Court with a curve having a radius of 40 feet, a distance of 62.0 feet to a hub; thence with a curve having a radius of 80 feet, a distance of 40.42 feet to a hub being the PC of an arc at the intersection of Spears Court and Spears Road; thence with said arc having a radius of 25 feet, a distance of 35.22 feet to the PT of said arc in the Westerly margin of Spears Road; thence continuing with the Westerly margin of Spears Road with a curve having a radius of 285.00 feet, a distance of 12.45 feet to a hub; thence South 4 degrees, 03' East 306.87 feet to the PC of a curve; thence with said curve having a radius of 916.99 feet a distance of 36.04 feet, to a hub being the Northeast corner of Lot No. 35 in said Parkwood Estates, Section One; thence with the Northerly boundary of the said Parkwood Estates, Section One, and leaving the Westerly margin of Spears Road; thence South 88 degrees 13' West 105.7 feet to a concrete monument; thence North 51 degrees 41' West, 62.35 feet to a concrete monument; thence South 45 degrees 58' West 43.0 feet to a concrete monument; thence North 89

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-ELAM-193203

degrees 02' West 115.0 feet to the point of beginning, and containing 2.44 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY.

Land in the 2nd Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows:
Beginning at a point in the Easterly margin of Brick Church Pike, being 207 feet North of the center line of the intersection of Brick Church Pike and Richmond Hill Drive on the plan of Parkwood Estates, Section 1, Book 2900, Page 120, Register's Office for Davidson County, Tennessee; thence with the Easterly margin of Brick Church Pike, North 4° 50' 38" East 213.2' to the point of a curve, being the arc for the Southeast intersection of Brick Church Pike and the proposed Briley Parkway; thence with said arc, having a radius of 300 feet, a distance of 75 feet to an iron pin; thence leaving said arc, North 70° 52' East 161.05 feet to an iron pin in the Westerly margin of the turnabout of Spears Court, with a curve having a radius of 40 feet, a distance of 62.0 feet to a hub; thence with a curve having a radius of 80 feet, a distance of 39.68 feet along the margin of the turnabout of Spears Court, to a point; said point being the beginning of a Controlled Access Fence and all right of ingress or egress to, from and across the same to and from abutting land is hereby conveyed; thence with said Fence along a curve having a radius of 239 feet, a distance of 172.92 feet to a point; thence with said Fence South 85° 09' 22" West 42.0 feet to a point; thence with said Fence, South 14° 51' 30" West 190 feet to a point, said point being the end of the said Controlled Access and Fence, continuing on said line 97.38 feet to the point of beginning and containing 0.335 acres.

Being the same property conveyed to Kenneth H. Dupree, Henry L. Young, Jr., Wilkes London, Jr. and Charles H. Ross, Trustees of Victory Baptist Church of Nashville, Inc., with full power to transfer and convey, by Warranty Deed from Art DeBerry, Lloyd Mitchell, Totsie Burnett, Charles Bayer, James Fullerton, Nancy Knight, Mike Love, Charles Palmer and Newton Welch, Trustees of the St. Luke Cumberland Presbyterian Church, with full power to transfer and convey, of record in Book 8424, Page 865, in the Register's Office of Davidson County, Tennessee, dated August 11, 1991, and recorded on August 21, 1991.

Being the same property conveyed to Art DeBerry, Lloyd Mitchell, Totsie Burnett, James Fullerton, Nancy Knight, Mike Love, Charles Palmer and Newton Welch, Trustees of St. Luke Cumberland Presbyterian Church by Quitclaim Deed from Bob Andrews, John L. Murray and Robert L. Dozier, Trustees of the Nashville Presbytery of the Cumberland Presbyterian Church, with full power to transfer and convey, of record in Book 8424, Page 869, in the Register's Office of Davidson County, Tennessee, dated August 16, 1991, and recorded on August 21, 1991.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. That the subject property is exempt from the lien of ad valorem taxation at this time, but shall become liable for same under the provisions of Title 67, Chapter 5 of the TN Code Ann. if the title to the subject property should pass to a non tax-exempt entity.

2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3136, Page 52.

3. Easement for Right of Way, recorded in Book 5015, Page 660.

4. Easement for Right of Way, recorded in Book 5369, Page 158.

5. Easement for Sanitary Sewer , recorded in Book 9971, Page 767.

6. Easement for Right of Way, recorded in Book 10151, Page 630.

7. Easement for Sanitary Sewer, recorded in Instrument No. 20001220-0124730.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3203 Brick Church Pike, 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 5th day of September, 2019.

Victory Baptist Church of Nashville Inc., a Corporation

By: X _____
Bishop Kenneth H. Dupree, Sr., Pastor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Bishop Kenneth H. Dupree, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Pastor of Victory Baptist Church of Nashville Inc., the within named bargainor, a Corporation, and that such Bishop Kenneth H. Dupree, Sr. as such Pastor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Pastor.

Witness my hand and seal this 5th day of September, 2019.

_____
Notary Signature

Printed Name: Michael T. Moser

My commission expires: 3/4/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

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