This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater is $283,000.00.

Affiant

Subscribed and sworn before me this the 4th day of October, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 298949 DEEDWARR
10/10/2019 09:27:18 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20191010-0103866

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
The GJXMI Group, LLC	Franklin Synergy Bank	SEE LEGAL DESCRIPTION
401 Center St. Old Hickory, TN 37138	722 Columbia Ave Franklin, TN 37064	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ST. JOHN CHRYSOSTOM ROMANIAN ORTHODOX CHURCH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THE GJXMI GROUP, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in County, State of Tennessee, described as follows:

Tract 1 (Map/Par: 064-09-0 068.00):
Land in Davidson County, Tennessee, being Lot(s) 32 and 33, of Block B, as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and described as follows:

Said lots adjoin and front together on the west side of Broadway (said recorded plan does not disclose the frontage of said lots). They run back between lines, 68.15 feet more or less on the north line of Lot No. 32 and 107.75 feet on the south line of Lot No. 33 to an alley in the rear, measuring 50 feet thereon.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County, described as follows:

The westerly one half of Broadway Street lying between the direct extensions easterly of the northerly lot line of lot 32 and the southerly lot line of lot 33 of Block B, as said lots and street are shown on the plan of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Being known as 0 Center Street, Old Hickory, TN 37138.

Tract 2 (Map/Par: 064-09-0 069.00):
Land in Davidson County, Tennessee, being Lot(s) 30 and 31, of Block B, as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of Lot(s) 30 and 31 adjoin and front together 50 feet on the westerly side of Broadway and run back between lines, 26.1 feet along the southerly margin of Center Street and 75 feet more or less on the south line to an alley in the rear.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County, described as follows:

The westerly one half of Broadway Street lying between the direct extensions easterly of the northerly lot line of lot 30 and the southerly lot line of lot 31 of Block B, as said lots and street are shown on the plan of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Being known as 107 Center Street, Old Hickory, TN 37138.

GG M.G.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th day of October, 2019.

St. John Chrysostom Romanian Orthodox Church

BY: _____
Marin George, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Marin George, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS ath acknowledged HIMSELF to be the Authorized Representative of the within named bargainor, a CHURCH, and that HE, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the CHURCH by the said Marin George as such Authorized Representative.

Witness my hand and official seal this 4TH day of October, 2019.

My Commission Expires: 9-6-22

_____
Notary Public



Tract 3 (Map/Par: 064-09-0 070.00):
Land in Davidson County, Tennessee, being a triangular lot on the Map of Hadley's Bend City, as of record in Book 421, page 120, Register's Office for said County, bounded as follows:

On the North by Center Street, on the East by Jones Bend Road, and on the West by Broadway.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County, described as follows:

The easterly one half of Broadway Street closed by Ordinance 085-986 lying between the direct extension easterly of the northerly lot line of Lot 30 of Block B, as said lots and street are shown on the plan of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and the westerly right of way of Old Hickory Boulevard. The aforesaid portion of Broadway Street now being part of Tax Map and Parcel number 064-9-070 and being adjacent to that land conveyed to George R. Wauford in Book 10061, page 490, in said Register's Office.

INCLUDED in the above description but specifically EXCLUDED therefrom is all that land conveyed to the DAVIDSON COUNTY HIGHWAY DEPARTMENT, by deed from D.C. ESTES AND WIFE, EDNA M. ESTES, of record in Book 2480, page 632, said Register's Office and all that 236 square feet, more or less, conveyed to THE STATE OF TENNESSEE, by deed from D.C. ESTES AND WIFE, EDNA MAI ESTES, of record in Book 5533, page 629, said Register's Office.

Being known as 4101 Old Hickory Blvd., Old Hickory, TN 37138.

Tract 4 (Map/Par: 064-09-0 067.00):
Tract 4a:
Land in Davidson County, Tennessee, being Lot No. 6, of Block B, as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southwesterly margin of Broadway at the corner of Lots 6 and 33; thence with the line between said two lots westerly 107.75 feet to the easterly margin of an alley; thence with said alley southwardly 25 feet more or less to the corner of Lots 6 and 8; thence with the line between said two lots eastwardly 150 feet more or less to the southwesterly margin of Broadway; thence with the margin of the same northwesterly 25 feet more or less to the beginning.

Tract 4b:
Land in Davidson County, Tennessee, being the northerly 5' of Lot 8, of Block B, as shown on the map entitled Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in Old Hickory Blvd. in the common corner of Lot 8 and Lot 6, of the Revised Plan of Block "B" Hadley's Bend City as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee; thence following the line of said Lot 8 along Old Hickory Blvd. for a distance of 5'; thence along a line running back parallel with the common line of said Lot Nos. 6 and 8 to an alley; thence, along said alley back to the common line of said Lot Nos. 6 and 8; thence along said common line between Lot Nos. 6 and 8 back to the point of beginning.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County.

Being known as 4105 Old Hickory Blvd., Old Hickory, TN 37138.

Tracts 1-4 being a portion of the same property conveyed to St. John Chrysostom Romanian Orthodox Church by deed from Timothy James Watkins, dated 01/09/2019, of record in Instrument No. 20190117-0005162, as corrected in Instrument No. 20190307-0020970, said Register's Office.

Also being a portion of the same property conveyed to Timothy James Watkins by deed from George R. Wauford, dated 12/29/2017, of record in Instrument no. 20180108-0002275, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4101&4105 Old Hickory Blvd & 107&0 Center St, Old Hickory, TN 37138.