Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 321794 **DEEDWARRSP**
11/27/2019 12:33:02 PM 4 pgs
Fees: $23.00 Taxes: $9,250.00

20191127-0122864

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Craig R. Fruin, Trustee of The Craig R. Fruin Living Trust<br>1311 6th Ave North<br>Nashville, TN 37208 | Craig R. Fruin, Trustee of The Craig R. Fruin Living Trust<br>1311 6th Ave North<br>Nashville, TN 37208 | 082-09-0-274.00, 082-09-0-273.00 and 082-09-0-271.00 |

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **St. Mark Missionary Baptist Church (aka St. Marks Missionary Baptist Church)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Craig R. Fruin, Trustee of The Craig R. Fruin Living Trust**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

**Parcel 271.00:** BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located southeasterly of Monroe Street and 6th Avenue North intersection and being a portion of Lot 95 on the Plan of D.T. McGavock's First Addition to Nashville as recorded in Deed Book 10, Page 610 in the Register's Office of Davidson County, Tennessee and also being all of the St. Mark's Missionary Baptist Church Property as recorded in Deed Book 2037, Page 563 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing ½" iron pin monument capped "1743" in the easterly right-of-way of 6th Avenue North, said monument being the northwesterly corner common to the Germantown Inn, LLC Property as recorded in Instrument # 20151230-0130892 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Germantown Inn, LLC Property and continuing along with the easterly right-of-way of 6th Avenue North, N 26°54'40" W a distance of 110.00' to an existing 5/8" iron pin monument, said monument being the northwesterly corner common to the Solomon Klein, LLC Property as recorded in

Instrument # 20160219-0016208 in the Register's Office of Davidson County, Tennessee and TRUE POINT OF BEGINNING;

Thence leaving said Solomon Klein, LLC Property and continuing along with the easterly right-of-way of 6th Avenue North, N 63°05'20" E a distance of 170.90' to a new iron pin monument, said monument being the southwesterly corner common to the Berchaun and Terri-Ann Nichols Property as recorded in Instrument # 20121217-0115756 in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of 6th Avenue North and continuing along with the southerly line of the Berchaun and Terri-Ann Nichols Property, S 26°54'40" E a distance of 40.00' to a new iron pin monument, said monument being the westerly right-of-way of Public Alley #206;

Thence leaving said Berchaun and Terri-Ann Nichols Property and continuing along with the westerly right-of-way of Public Alley #206, S 63°05'20" W a distance of 170.90' to a new iron pin monument, said monument being the northerly line of the Solomon Klein, LLC Property;

Thence leaving said westerly right-of-way of Public Alley #206 and continuing along with the northerly line of the Solomon Klein, LLC Property, N 26°54'40" W a distance of 40.00' to an existing 5/8" iron pin monument in easterly right-of-way of 6th Avenue North, which is the point of beginning, having an area of 6,836 square feet, 0.16 acres more or less.

All bearings based on Tennessee State Plane (NAD 83). This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 11, 2019.

**Parcels 273.00 and 274.00:** BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located southeasterly of Monroe Street and 6th Avenue North intersection and being a portion of Lot 94 on the Plan of D.T. McGavock's First Addition to Nashville as recorded in Deed Book 10, Page 610 in the Register's Office of Davidson County, Tennessee and also being all of the St. Mark's Missionary Baptist Church Property as recorded in Deed Book 5375, Page 711 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing ½" iron pin monument capped "1743" in the easterly right-of-way of 6th Avenue North, said monument being the northwesterly corner common to the Germantown Inn, LLC Property as recorded in Instrument # 20151230-0130892 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Germantown Inn, LLC Property and continuing along with the easterly right-of-way of 6th Avenue North, N 26°54'40" W a distance of 75.00' to an existing 5/8" iron pin monument, said monument being the southwesterly corner common to the Solomon Klein, LLC Property as recorded in Instrument # 20160219-0016208 in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of 6th Avenue North and continuing along with the southerly line of the Solomon Klein, LLC Property, N 63°05'20" E a distance of 170.90' to a new iron pin monument, said monument being the westerly right-of-way of Public Alley #206;

Thence leaving said Solomon Klein, LLC Property and continuing along with the westerly right-of-way of Public Alley #206, S 26°54'40" E a distance of 75.00' to a new iron pin monument, said monument being the northeasterly corner common to the Germantown Inn, LLC Property;

Thence leaving said westerly right-of-way of Public Alley #206 and continuing along with the northerly line of the Germantown Inn, LLC Property, S 63°05'20" W a distance of 170.90' to and existing ½" iron pin monument capped "1743" in the easterly right-of-way of 6th Avenue North, which is the point of beginning, having an area of 12,817 square feet, 0.29 acres more or less.

All bearings based on Tennessee State Plane (NAD 83). This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 11, 2019.

This is unimproved ☐ improved ☒ 1220 1222 and 1226 6th Ave. North, Nashville, TN 37208

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 13 day of November, 2019.

**St. Mark Missionary Baptist Church (aka St. Marks Missionary Baptist Church)**

**BY:** Theodore Wallace
**Theodore Wallace**
**Trustee**

State of Tennessee
County of Williamson

Personally appeared before me **Theodore Wallace**, **Trustee of St. Mark Missionary Baptist Church** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13 day of November, 2019.

Notary Public: [signature]
My Commission Expires: 8-16-2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

**BY:** [signature]
**Mack Peebles**
**Trustee**

State of Tennessee
County of Williamson

Personally appeared before me **Mack Peebles**, **Trustee of St. Mark Missionary Baptist Church** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13 day of November, 2019.

Notary Public: [signature]
8-16-2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

BY: _____
**Michael Richmond**
**Trustee**

State of Tennessee
County of Williamson

Personally appeared before me **Michael Richmond, Trustee of St. Mark's Missionary Baptist Church**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8 day of November, 2019.

Notary Public: _____
My Commission Expires: 8-16-2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020