SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 330869 DEEDWARRSP
12/17/2019 11:21:41 AM 5 pgs
Fees: $28.00 Taxes: $7,492.50

20191217-0130122

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,025,000.00.

Affiant

Subscribed and sworn to me on December 11, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND UPON RECORING RETURN TO:

ORTALE KELLEY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32303

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
UGC East Nashville, LLC 714 Cherry Street Chattanooga, TN 37402	NEW OWNER	105-03-0-020.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NEW DESTINY CHRISTIAN FELLOWSHIP, INC.**, a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **UGC EAST NASHVILLE, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows:

See Exhibit A attached hereto

This property is also known as unimproved property located at 3808 & 3810 Gallatin Pike, Nashville, TN 37216.

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 representatives, forever,

and GRANTOR does covenant 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[signatures commence on the following page]

WITNESS my hand effective as of the 16th day of December, 2019.

GRANTOR:

NEW DESTINY CHRISTIAN FELLOWSHIP, INC.

By: _____
Vernal S. Sweeting, President & Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Vernal S. Sweeting, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President and Trustee of New Destiny Christian Fellowship, Inc., the within named bargainor, and that he as such President and Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as said President and Trustee.

Witness my hand and official seal in Nashville, Tennessee on December 16th, 2019.

_____
Notary Public

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 298 and 299 and the westerly part of Lot No. 289 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a rod/cap set marking the southeast corner of Gallatin Pike and Marion Street; thence with the southerly margin of Marion Street, South 79°30'44" East, 216.07 feet to the corner of Lot Nos. 289 and 299; thence along the western line of the Emily Sheffer and Scott Serdoz property of record in Instrument No. 20160630-0066993 Register's Office for Davidson County, Tennessee, South 14°02'01" West 206.55 feet to the northern line of Lot No. 295; thence with said line, North 79°15'22" West 66.00 feet to the common corner of Lot Nos. 289, 295, 297 and 298; thence with the line between Lot Nos. 297 and 298, North 79°15'22" West 213.20 feet, in all 279.20 feet to the easterly margin of Gallatin Pike; thence with said pike, along a curve to the right having a radius of 27,620.99 feet an arc distance of 218.51 feet and being subtended by a chord of North 30°48'49" East 218.51 feet to the Point of Beginning and containing 1.17 acres, more or less.

Being the same property conveyed to New Destiny Christian Fellowship, Inc. by Warranty Deed from Lester Sircy, Truman Stublefield and Brian Cook, Trustees of Bethel Primitive Baptist Church of record in Instrument No. 20071001-0116557 Register's Office for Davidson County, Tennessee, dated September 27, 2007 and recorded on October 1, 2007.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2019, and all subsequent years, a lien due and payable but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4275, Page 459 and Book 4275, Page 462, in the Register's Office for Davidson County, Tennessee.