WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,094,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 340732 DEEDWARR
01/09/2020 09:36:18 AM 2 pgs
Fees: $13.00 Taxes: $7,747.80
20200109-0003084

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Lux Development Group, LLC 1312 Central Court Hermitage, TN 37076	New Owner	163-00-0-141.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, Crossroads Church of Antioch, a Tennessee not-for-profit corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto The Lux Development Group, LLC, a Tennessee limited liablity company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Section Two, Collins Park, of record in Plat Book 11190, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Crossroads Church of Antioch by Quitclam Deed from New Life International, a Tennessee Nonprofit Corporation, dated 12/16/2010, of record in Instrument 201012290103428, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 540 Collins Park Drive, Antioch, TN 37013

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 its 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 it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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/our hand(s) this the 7th day of January, 2020.

Crossroads Church of Antioch

BY: _____
Brian Bush, Lead Pastor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian Bush with whom I am personally acquainted and who upon his oath acknowledged himself to be the Lead Pastor of Crossroads Church of Antioch, the within named bargainor, a corporation, and that he as such Lead Pastor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Brian Bush as such Lead Pastor.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of January, 2020.

_____
Notary Public

My commission expires 10/3/21

