Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1320 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
St. Mark Coptic Orthodox Church
1931 Old Murfreesboro Pike
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13500013400

Karen Johnson Davidson County
Batch# 342824 DEEDWARR
01/14/2020 09:22:00 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20200114-0004811

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **ME Properties, LLC, Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **St. Mark Coptic Orthodox Church,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Beginning at a point in the center of Murfreesboro Road at the Southeast corner of the property of R. P. Horton, thence with the center of said road, South 46 degrees East 200 feet to a point opposite the corner of the property conveyed to Hettie Elizabeth Smith, by deed of record in Book 1012, Page 159, Register's Office for the said County; thence North 18 degrees East to a point in the Northeasterly margin of said Murfreesboro Road, Smith's Southwest corner, thence along Smith's Westerly line, North 18 degrees East 144.5 feet to a post and North 5 1/2, degrees East 123 feet to Smiths' Northwest corner; thence with the Smith's Northerly line, South 84 1/2, degrees East 54 feet to the Southwest corner of the property conveyed to William Paul Jones and wife by deed of record in Book 1759, page 57, said Register's Office; thence with Jones' Westerly line North 0 degree 32' East 458.7 feet to a point in the Southerly line of the property conveyed to J. S. Walker and wife, by deed of record in Book 699, Page 723, said Register's Office; thence along Walker's southerly line and along a fence North 65 degrees 31' West 288.5 feet, more or less, to an iron pin in R. P. Horton's East boundary line; thence with Horton's Easterly line and along a fence, South 1 1/2 degrees West 734 feet to the point of beginning.

Being the same property conveyed to ME Properties, LLC, by Warranty Deed from Mitchell Whitson, dated April 21, 2017 and recorded May 1, 2017, in Instrument No. 20170501-0042267 said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 0 Old Murfreesboro Pike, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of January, 2020.

ME Properties, LLC, Tennessee Limited Liability C ompany

By: EMAD LA BIB, Member
Emad Labib, Member

By: Maged Shokralla, Member
Maged Shokralla, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of January, 2020, Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared Emad Labib, Member and Maged Shokralla, Member of ME Properties, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the Member, for ME Properties, LLC and that both as such Member's executed the foregoing instrument for the purposes therein contained, by signing the name of ME Properties, LLC by Themselves as ME Properties, LLC.

Witness my hand, at office, this 2nd day of January, 2020.

Notary Signature
My commission expires 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of January, 2020.

Notary Public
My commission expires: _____
File No. 19-758

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021