Karen Johnson Davidson County
Batch# 378850 DEEDWARRSP
03/27/2020 04:05:30 PM 9 pgs
Fees: $48.00 Taxes: $7,585.00
20200327-0033587

THIS INSTRUMENT PREPARED BY: **Richard L. Rieck** **Maynard, Cooper & Gale, PC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00. Teresa A Beardsley Affiant Subscribed and sworn to before me, this 26th day of March, 2020. Brina Mathis Notary Public My Commission Expires: 4-21-2024

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Al Farooq Islamic Center, Inc. 67 Thompson Lane Nashville, Tennessee 37211	New Owner	119-14-0-199.00 119-15-0-007.00 119-15-0-173.00 119-15-0-174.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **The Boys and Girls Club of Middle Tennessee, Inc., a Tennessee nonprofit corporation** ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Al Farooq Islamic Center, Inc., a Tennessee nonprofit corporation** ("**Grantee**"), its successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **67 Thompson Lane, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 16th day of March, 2020.

GRANTOR:

The Boys and Girls Club of Middle Tennessee, Inc.,
a Tennessee nonprofit corporation

By: _____
RJ Stillwell, Chairman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **RJ Stillwell**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Chairman** of **The Boys and Girls Club of Middle Tennessee, Inc.**, a Tennessee nonprofit corporation and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of March, 2020.

_____
Notary Public

My Commission Expires: 11-8-21

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

PARCEL I: (Map/Parcel 11915000700)

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section III, Southlake, of record in Book 2331, Page 97, Register's Office for Said County.

Said lot No. 3 fronts 109.9 feet on the northerly side of Southlake Drive and runs back 361.2 feet on the westerly line and 283.4 feet on the easterly line to a dead line in the rear on which it measures 170 feet.

INCLUDED BUT EXCLUDED FROM THE ABOVE is the property conveyed to Metropolitan Government of Nashville and Davidson County, by the Warranty Deed from Annie Mae Puckett of record in Book 3676, Page 447, in the Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the southwest corner of Lot 3; thence northwesterly along the west line of lot 3, 175 feet more or less, to a point where the new westerly right-of-way line of Southlake Drive crosses said westerly line; thence northerly along the new westerly right-of-way line of Southlake Drive 155 feet, more or less, to a point in the easterly line of Lot 3; said point being 40 feet more or less south of the northeast corner of said Lot; thence southerly along said easterly line of Lot 3, 195 feet more or less to a point in the new easterly right-of-way line of Southlake Drive; and being 48.4 feet more or less, north of the southeast corner of lot #3, thence southerly along the new east right-of-way line of Southlake Drive 90 feet; more or less, to a point in the west right-of-way line of the present Southlake Drive; thence southerly along the west right-of-way line of the present Southlake Drive 40 feet, more or less to the point of beginning and containing 24,500 square feet more or less.

ALSO EXCLUDED FROM THE ABOVE is the property conveyed in the Warranty Deed of record in Book 5737, Page 371, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Boys & Girls Clubs of Middle Tennessee by Warranty Deed of record in Instrument No. 20021009-0123453, in the Register's Office of Davidson County, Tennessee.

PARCEL II: (Map/Parcel 11915017400)

Being a part of Lot No. 33 on the Plan of Southlake Subdivision, Section 2, as of record in Book 2083, Page 84, Register's Office for said County, described according to a survey made by John L. Murphy, Jr. and Company, October 23, 1967, as follows:

Beginning on the west corner of Lots Nos. 32 and 33; thence with the west line of Lot No. 33 North 2° 25' east 154.7 feet to the corner of Lots Nos. 33 and 34; thence with the line between said lots South 45° 37' east 83.15 feet; thence South 34° 22' west 116.81 feet to the point of beginning.

Being the same property conveyed to Nashville Boy's Club, Inc., a Tennessee corporation, by Warranty Deed of record in Book 4246, Page 267, in the Register's Office of Davidson County, Tennessee.

PARCEL III: (Map/Parcel 11915017300)

Being part of Lot No. 34 on the Plan of Southlake Subdivision, Section 2, as of record in Book 2083, Page 84, Register's Office for said County, described according to a survey made by John L Murphy, Jr. and Company, October 23, 1967, as follows:

Beginning in the west line of Lot No. 34 at the corner of Lots Nos. 33 and 34; thence with the west line of said Lot No. 34 North 2°25' East 53.7 feet to the northwest corner of Lot No. 34; thence with the north line of said Lot South 87°03' East 129.30 feet; thence South 34°22' west 127.42 feet to the line between Lots Nos. 33 and 34; thence with the line between said lots north 45°37' west 83.15 feet to the point of beginning.

Being the same property conveyed to Nashville Boy's Club, Inc., a Tennessee corporation, by Warranty Deed of record in Book 4246, Page 271, in the Register's Office of Davidson County, Tennessee.

PARCEL IV: (Part of Map/Parcel 11914019900)

Tract No. 1

Being Lot No. 102 on the Plan of Airdrie Subdivision "C" as of record in Book 547, page 160 Register's Office for said County, and a tract of 14.28 acres adjoining the same, described as follows: Said Lot No. 102 fronts 81 feet on the easterly side of Kinross Avenue and runs back between parallel lines 350 feet to a dead line. Said tract of 14.28 acres is describes as follows:

Beginning at a stake in the westerly margin and at the northwest corner of Kinross Avenue about 50 feet west from the northwest corner of said Lot No. 102 in Airdrie Subdivision "C"; running thence south 87° east 435 feet to a stake; thence north 3° east 52 feet to a stake; thence south 87° east 145 feet to a stake; thence south 3° west 52 feet to a stake; thence south 87° east 169 feet to a stake in Jonte's west line; thence with his line north 2° 15' east 851 feet to a stake, his northwest corner; thence north 87 ½° west 740 feet to a stake; thence south 2°30' west 845 feet to the beginning.

Tract No. 2:

Being in the 6th, formerly 9th, Civil District of said County, and being part of the Hinchey Petway Land, described according to a survey made by W. B. Southgate, Surveyor, April 2, 1934, as follows:

Beginning on the southerly line of the 14.28 acre tract conveyed to Alfred I. Roehm by deed from Airdrie Land Company of record in Book 909, page 48, Register's Office for said County, at a point 350 feet east of the easterly margin of Kinross Avenue, said point being the northeast corner of Lot No. 102 on the Plan of Airdrie Subdivision "C", as of record in Book 547, page 160, said Register's Office; thence with the southerly line of said Roehm property south 87° east 35 feet to a stake; thence north 3° east 52 feet to a stake; thence south 87° east 145 feet to a stake; thence south 3° west 52 feet to a stake; thence south 87° east 169 feet to an iron pin; thence south 3° west 621 feet to a stake in the northeast corner of a 1.44 acre tract, said point being 999 feet north of the northerly margin of the Mill Creek Valley Road; thence with the northerly line of said 1.44 acre tract north 87° west 347 feet to a stake; thence north 3° east 621 feet to the beginning, containing 5.13 acres, more or less.

Tract No. 3:

Being Lots Nos. 14 and 15 on the Plan of Airdrie Subdivision "D" a re-subdivision of Lots Nos. 93 to 101 of Airdrie Subdivision "C", as of record in Book 843, page 76, Register's Office for said County.

Said Lot No. 14 fronts 48 feet 6 inches on the easterly side of Kinross Avenue and runs back between parallel lines 350 to a dead line. Said Lot No. 15 fronts 50 feet on the easterly side of Kinross Avenue and runs back between parallel lines 350 to a dead line.

Tract No. 4:

Being Lot No. 13 on the Plan of Airdrie Subdivision "D", a re-subdivision of Lots No. 93 to 101 of Airdrie Subdivision "C", as of record in Book 843, page 76, Register's Office of said County. Said Lot No. 13 fronts 48 feet 6 inches on the easterly side of Kinross Avenue, and runs back between parallel lines 350 feet to a dead line.

Tract No. 5:

Being Lot No. 12 and the northerly half of Lot No. 11 on the Plan of Airdrie Subdivision "D", a re-subdivision of Lots Nos. 93 to 101 of Airdrie Subdivision "C", as of record in Book 843, page 76, Register's Office for said County.

Said Lot No. 12 and the northerly part of Lot No. 11 front together 72 feet 9 inches on the easterly side of Kinross Avenue, and run back between parallel lines 350 feet to a dead line.

Being the same property conveyed to Nashville Boys' Club, Inc., by deed from Daisy H. Roehm, a widow, of record in Book 3067, page 113, in the Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property, but specifically excluded therefrom is that property conveyed to Marion Thurman by deeds of record in Book 4597, page 473, and Book 4701, page 959, in the Register's Office for Davidson County, Tennessee.

PARCEL V: (Part of Map/Parcel 11914019900)

A tract of land in the 6th Civil District of said County and State, designated as "Mashburn" on the plan of Southlake, Section 3, as of record in Book 2331, page 97, in the Register's Office for Davidson County, Tennessee, described as follows:

First Tract:

Beginning on the southerly margin of Thompson Lane at the northwest corner of the property conveyed to McDowell-Young Realty Corporation by deed from First American National Bank, et al, of record in Book 2397, page 484, said Register's Office, being the northwest corner of Lot No. 1 on the plan of Thompson Heights, Section 1-A and 1-B of record in Book 2331, page 48, said Register's Office; thence with the westerly line of said Lot No. 1 South 1° 40' West 277 feet to the northeast corner of the property conveyed to Mid-South Developers, Inc., being 250 feet distant from the southerly margin of Thompson Lane, measured upon a perpendicular line, being the northeast corner of Lot No. 21 on the plan of Southlake; thence with the northern line of said lot, parallel to the southerly margin of Thompson Lane and 250 feet therefrom South 66° 49' West 205.85 feet to the easterly margin of Southlake Drive; thence with said Drive with a curve to the left with a radius of 375 feet northerly 95.99 feet; continuing with said Drive, North 23° 11' West 135 feet to the beginning of a curve; thence around said curve in a northeasterly direction 31.42 feet to the southerly margin of Thompson Lane; thence with said Lane North 66° 49' East 300 feet to the beginning.

Second Tract:

Beginning on the southerly margin of Thompson Lane at the northeast corner of Lot No. 15 on the plan of Mashburn Heights, Section 2, as of record in Book 1835, page 93, said Register's Office; thence with the easterly line of said lot south 9° 52' west 158 feet; thence with the easterly line of Lots Nos. 15 and 14 south 19° 16' west 102 feet to the northwest corner of the property conveyed to Nashville Boys' Club, Inc. by deed from Mid-South Mortgage Corporation, of record in Book 3099, page 93, said Register's Office; thence with the northerly line of said property, parallel to the southerly margin of Thompson Lane and 250

feet therefrom north 66° 49' east 355 feet to a corner of Lot No. 4 on the plan of said Southlake Subdivision; thence with the northerly line of Lots Nos. 4, 3, 2 and 1 on said Southlake Subdivision, parallel to the southerly margin of Thompson Lane and 250 feet therefrom easterly 491.21 feet to a concrete monument, continuing with the northerly line of said lot, parallel to the southerly margin of Thompson Lane, and 250 feet therefrom north 66° 49' east, 215.01 feet to the westerly margin of Southlake Drive; thence with said Drive, and with a curve to the left with a radius of 325 feet northerly 96.43 feet to a concrete monument; thence north 23° 11' west 135 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to the southerly margin of Thompson Lane; thence with said Lane south 66° 49' west 209.21 feet, continuing with said Lane and with a curve to the right with a radius of 3,277 feet 738.76 feet to the beginning.

Being the same property conveyed to Nashville Boys' Club, Inc., by deed from George Hunt and wife, Ella Marie Hunt, of record in Book 3532, page 459, in the Register's Office for Davidson County, Tennessee.

INCLUDED in the above described tracts of land, but specifically excluded therefrom is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 3573, page 550, in the Register's Office for Davidson County, Tennessee.

PARCEL VI: (Part of Map/Parcel 11914019900)

Land in the 6th Civil District of Davidson County, Tennessee, being a tract marked "Reserved" on the Plan of Southlake, Section 3, as of record in book 2331, page 97, Register's Office for said County, described as follows:

Beginning at a concrete monument in the southwest corner of lot No. 7 on said plan, said point being also north 87° 03' west 355.21 feet from the northwesterly margin of Southlake Drive; thence with the westerly margin of lots Nos. 4, 5, 6 and 7 on said plan, northeasterly 529.5 feet; thence south 66° 49' west 355 feet; thence south 18° 52' west 441.91 feet; thence south 85° 59' east 183.46 feet to a fence post; thence south 87° 03' east 171.79 feet to the point of beginning.

Being the same property conveyed to Nashville's Boys' Club, Inc., by deed from Mid-South Mortgage Corporation, filed for record in Book 3099, page 93, in the Register's Office for Davidson County, Tennessee.

PARCEL VII: (Part of Map/Parcel 11914019900)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

The northwest corner of Lot #4 of the Plan of Southlake, Sec. III of record in Book 2331, page 97, RODC, Tennessee, and more specifically described as follows:

Beginning at a concrete monument in the westerly line of Lot #4 of said Plan and adjoining the property of the Nashville Boys Club, Inc., being the northerly corner in west line of Lot #4, thence east 70' to an iron stake at the corner of Lot #3, now the property of Puckett and wife, thence southeast with the line of Lots #3 and 4 65' to an iron stake, thence west 118.72' to the concrete monument, the point of beginning, containing 1,929 sq. ft.+/-.

Being the same property conveyed to Nashville Boys' Club, Inc., by deed from C. B. Collins and wife, Shirley Collins of record in Book 4705, page 65, in the Register's Office for Davidson County, Tennessee.

THE ABOVE REFERENCED PARCELS I THROUGH VII ARE COLLECTIVELY DESCRIBED AS FOLLOWS (SURVEY LEGAL):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEGINNING at a concrete right-of-way monument found in the south right-of-way of Thompson Lane, being a common corner with Charles Walker, Instrument Number 20070129-0011493; thence with the right-of-way South 83 degrees 57 minutes 43 seconds East, 564.46 feet to a concrete right-of-way monument found in the right-of-way interchange of Thompson Lane and Southlake Drive; thence with the right-of-way interchange South 37 degrees 30 minutes 52 seconds East, 30.89 feet to a concrete right-of-way monument; thence with the right-of-way of Southlake Drive along a curve turning to the left 161.41 feet, having a radius of 782.88 feet, subtended by a chord bearing and distance of South 24 degrees 08 minutes 10 seconds West, 161.12 feet to a 1/2-inch rebar found at the northeast corner of Steven Collins, Instrument Number 20061206-0150819; thence with Collins as follows: North 44 degrees 20 minutes 28 seconds West, 116.53 feet to a 1/2-inch rebar found; North 73 degrees 54 minutes 23 seconds West, 118.39 feet to a 1/2-inch rebar found; thence South 18 degrees 25 minutes 54 seconds West, passing a 1/2-inch rebar found at 231.85 feet being the southwest corner of Collins and the northwest corner of the pedestrian way shown on Plat Book 2331, Page 97, continuing an additional 20.38 feet to a 1-inch pipe found at the southwest corner of the pedestrian way and the northwest corner of Angelique Martin Burt, Instrument Number 20111128-0092340, continuing an additional 276.28 feet, for a total distance of 528.50 feet to a concrete monument found at the southwest corner of Angelique Martin Burt, Instrument Number 20111128-0050312 and in the north line Steven Alan McFerrin, Deed Book 8355, Page 732; thence with McFerrin North 83 degrees 28 minutes 23 seconds West, 43.31 feet to a 1/2-inch rebar found at a common corner with Renee Baldwin, Et al, Instrument Number 201610622-0063323; thence with Renee Baldwin, Etal and Buzzettie, Instrument Number 20180730-0074209, each a portion of the way, South 37 degrees 26 minutes 07 seconds West, 244.46 feet to a concrete monument found; thence with various adjoiners South 05 degrees 46 minutes 05 seconds West, 665.49 feet to a concrete monument found at the northwest corner of Kingwood Castle, Plat Book 5200, Page 233; thence with Kingwood Castle as follows: North 84 degrees 34 minutes 10 seconds West, 324.18 feet to a 1/2-inch rebar found; North 53 degrees 45 minutes 53 seconds West, 134.66 feet to a 1/2-inch rebar found; North 05 degrees 13 minutes 14 seconds East, 233.34 feet to a 1/2-inch rebar found; North 62 degrees 58 minutes 35 seconds East, 118.74 fee to a 1/2-inch rebar found; North 05 degrees 06 minutes 24 seconds East, 512.20 feet to a 1/2-inch rebar with L.I. Smith cap set in the south line of Martha Buzzard, Instrument Number 20020603-0066624;thence South 84 degrees 24 minutes 15 seconds East with Buzzard and Roni Lucas, Deed Book 9867, Page 265, passing a 1/2-inch rebar found at 76.32 feet being a common corner of Buzzard and Lucas, and continuing 90.66 feet for a total distance of 166.98 feet to a 1-inch pipe found at a common corner of Lucas; thence with Lucas and Randal and Tracey Patrick, Instrument Number 20130523-0052169, each a portion of the way, North 22 degrees 21 minutes 32 seconds East, 267.32 feet to a concrete monument found at common corner of Mashburn Drive right-of-way; thence with the right-of-way, Cameron Harper Alvey, Instrument Number 2018604-005098, and Charles Walker, Instrument Number 20070129-0011493, each a portion of the way, North 22 degrees 31 minutes 17 seconds East, 277.02 feet to a 1/2-inch rebar found; thence with Walker North 06 degrees 42 minutes 48 seconds West, 74.36 feet to the Point of Beginning, and containing 13.0851 acres, more or less.

EXHIBIT B

Permitted Encumbrances

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4259 Page 977, in the Register's Office for Davidson, Tennessee.

Affects Parcel I:

2. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 97, in the Register's Office for Davidson County, Tennessee.

Affects Parcel II & Parcel III:

3. Subject to all matters shown on the Plan of record in Plat Book 2083, Page 84, in the Register's Office for Davidson County, Tennessee.

Affects Parcel IV:

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3822 Page 25, in the Register's Office for Davidson, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5337 Page 591, in the Register's Office for Davidson, Tennessee.

6. Restrictions of record in Book 909, Page 48; Book 919, Page 393; Book 919, Page 628; Book 928, Page 752; Book 946, Page 252; Book 1001, Page 539; Book 1579, Page 387; and in Book 1581, Page 55, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Survey bearing Project No. 20-5407 – Site #001, prepared by William P. Smith, TN RLS #2093, of L. I. Smith & Associates, Inc. on behalf of CreSurveys, dated February 17, 2020 and last revised March 25, 2020, indicates the following: possible encroachment of parking lot and fence into the right of way of Thompson Lane. (Affects all parcels)

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

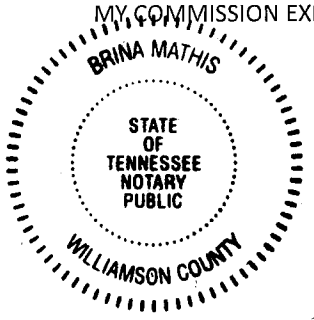
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).