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Karen Johnson Davidson County
Batch# 407732 DEEDWARRSP
05/29/2020 11:58:03 AM 8 pgs
Fees: $43.00 Taxes: $14,615.00

20200529-0055579

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MVS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
c/o Nashville Life Christian Church 101 Creekside Crossing, Suite 1700-328 Brentwood, TN 37027 Attn: Alvin Love	Same	Map/Parcel 11909000700 Map/Parcel 11909000800 Map/Parcel 11909000900 Map/Parcel 11909001000 Map/Parcel 11909001100 Map/Parcel 11909001200 Map/Parcel 11909001300 Map/Parcel 11909005200

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **2635NP, LLC,** a Tennessee limited liability company, **410CS, LLC**, a Tennessee limited liability company and **2702GV, LLC**, a Tennessee limited liability company (collectively, the "Grantor"), have bargained and sold, and hereby transfer and convey, to **NASHVILLE LIFE CHRISTIAN CHURCH, INC.**, a Tennessee non-profit corporation and its successors and assigns, a fifty-six and one-half percent (56.5%) undivided interest and to **TRINITY BROADCASTING OF TEXAS, INC.,** a Texas corporation and its successors and assigns, a forty-three and one-half percent (43.5%) undivided interest, as tenants in common (collectively, the "Grantee"), in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Property"), together with all rights and all appurtenances rights-of-way, easements, development rights, hereditaments, and water and mineral rights appertaining to or otherwise benefitting or used in connection with the Property and all buildings, improvements, structures and fixtures now constructed and completed or under construction on the real property and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever. Grantor does covenant that it is lawfully seized and possessed of the Property and has full power and legal authority to convey the Property.

This is improved property known as 2635 Nolensville Pike, 2637 Nolensville Pike, 2639 Nolensville Pike, 410 Central Avenue, 2640 Grandview Avenue, 2634 Grandview Avenue, 2636 Grandview Avenue and 2702 Grandview Avenue, Nashville, Tennessee 37211.

Each Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to their respective interests in such property against the lawful claims of all persons claiming by, through or under such Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signatures begin on the following page.*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27th day of May, 2020.

2635NP, LLC, a Tennessee limited liability company

By: _____
Name: Roy Dano
Title: President

By: _____
Name: Joseph J. Kovalick, II
Title: Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Roy Dano**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **2635NP, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joseph J. Kovalick, II**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary** of **2635NP, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27th day of May, 2020.

410CS, LLC, a Tennessee limited liability company

By: _____
Name: Roy Dano
Title: President

By: _____
Name: Joseph J. Kovalick, II
Title: Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Roy Dano**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **410CS, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joseph J. Kovalick, II**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary** of **410CS, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27th day of May, 2020.

2702GV, LLC, a Tennessee limited liability company

By: _____
Name: Roy Dano
Title: President

By: _____
Name: Joseph J. Kovalick, II
Title: Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Roy Dano**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **2702GV, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joseph J. Kovalick, II**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary** of **2702GV, LLC**, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 27th day of May, 2020.

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,950,000.

Sworn to and subscribed before me this 27th day of May, 2020.

Notary Public

My Commission Expires:

1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1: (2635, 2637 and 2639 Nolensville Pike)

A tract or parcel of land lying in Davidson County, Tennessee, described as follows:
Beginning at a P.X. nail at the intersection of the center lines of Grandview Avenue and Central Avenue, thence N 46 deg. 42' 16" E 35.13' to an iron pin set (IPS) at the intersection of the easterly right of way of Grandview Avenue and the northerly right of way of Central Avenue; thence with the northerly right of way of Central Avenue, S 88 deg. 33' 25" E, 166.28' to an IPS at the intersection of the easterly right of way of an unnamed 15' alley and the northerly right of way of Central Avenue, being the point of beginning, of therein described tract; thence with the easterly right of way of said alley, N 2 deg. 20' 49" E, 149.41' to an IPS at the southwesterly corner of Mizgeen M. Zebari as recorded in Deed Book 10935, Page 343, R.O.D.C., thence leaving said alley and with the southerly line of Zebari, S 88 deg. 21' 55" E, 160.33' to an IPS on the westerly right of way of Nolensville Road, S 2 deg 20' 49" N 148.87' to an IPS at the intersection of the westerly right of way of Nolensville Road and the northerly right of way of Central Avenue; thence leaving Nolensville Road and with the northerly right of way of Central Avenue, N 88 deg. 31" 25'W, 160.35' to the point of beginning, containing 0.55 acres, more or less, as surveyed by Arrowhead Survey on February 17, 1999.

Being the same property conveyed to 2635NP, LLC, by Quitclaim Deed of record in Instrument No. 20180321-0026324, Register's Office for Davidson County, Tennessee, dated March 16, 2018, and recorded on March 21, 2018.

TRACT 2: (2702 Grandview Ave.)

A tract or parcel of land lying in Davidson County, Tennessee, described as follows:
Being Lots 35 and 36 on the Revised and Corrected Plan of Thompson Ring's Subdivision of Edenwold Park as of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at a PX nail found at the intersection of the center lines of Grandview Avenue and Central Avenue, thence S 41 deg. 42' 19" E 34.64' to an iron pin set (IPS) at the intersection of the easterly right of way of Grandview Avenue and the southerly right of way of Central Avenue; thence leaving Grandview Avenue and with the northerly right of way of Central Avenue, S 88 deg. 33' 25" E, 152.55' to an IPS at the intersection of the northerly right of way of Central Avenue and the Westerly right of way of an unnamed 15' alley; thence leaving Central Avenue and with the westerly right of way of said alley; S 2 deg. 01'06" W, 99.83' to an IPS at the northeasterly corner of Ollis Aldridge as recorded in deed book 3928, Page 554, R.O.D.C.; thence leaving the alley and with Aldridge, N. 88 deg. 30' 08" W, 150.73' to an IPS on the easterly right of way of Grandview Avenue; thence leaving Aldridge and with the easterly right of way of Grandview Avenue, N 0 deg. 58'21"E, 99.69 to the point of beginning, containing 0.35 acres, more or less as surveyed by Arrowhead Survey on February 17, 1999.

Being the same property conveyed to 2702GV, LLC, by Quitclaim Deed of record in Instrument No. 20180321-0026325, Register's Office for Davidson County, Tennessee, dated March 16, 2018, and recorded on March 21, 2018.

TRACT 3: (2634, 2636, 2640 and 2642 Grandview Ave. a/k/a 410 Central Pike)

Being Lots 31, 32, 33, and 34 on the Revised and Corrected Plan of Thompson Ring's Subdivision of Edenwold Park as of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at a P.X. nail found at the intersection of the center lines of Grandview Avenue and Central Avenue, thence N 46 deg. 42' 16" E 35.13' to an iron pin set (IPS) at the intersection of the easterly right of way of Grandview Avenue and the northerly right of way of Central Avenue; being the point of beginning of therein described tract; thence with the easterly right of way of Grandview Avenue, N. 2 deg 53'22'E, 200.00' to an IPS at the southwesterly corner of Clarence E. Ellis as recorded in Deed Book 5440, Page 244, R.O.D.C.; thence leaving Grandview Avenue and

with Ellis, S 88 deg. 21'55" E 149.35' to an IPS on the westerly right of way of an unnamed 35' alley thence leaving Ellis and with the westerly right of way of said alley, S 2 deg. 20' 49" W 199.46' to an IPS on the northerly right of way of Central Avenue; thence leaving said alley and with the northerly right of way of Central Avenue N88 deg. 33' 25" W, 151.28' to the point of beginning, containing 0.69 acres, more or less, as surveyed by Arrowhead Survey on February 17, 1999.

Being the same property conveyed to 410CS, LLC, by Quitclaim Deed of record in Instrument No. 20180321-0026326, Register's Office for Davidson County, Tennessee, dated March 16, 2018, and recorded on March 21, 2018

EXHIBIT B

1. Taxes for the year 2020; a lien, not yet due or payable.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easements of record in Book 4100, Page 362, and Book 4102, page 329, in the Register's Office for Davidson County, Tennessee.