10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 563759 DEEDWARR
01/29/2021 09:08:21 AM 4 pgs
Fees: $23.00 Taxes: $14,800.00

20210129-0013067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arbitrage Holdings, LLC	New Owner	
(NAME) 4404 A Westlawn Dr.	(NAME)	08100007200
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE HOUSE OF GOD, WHICH IS THE CHURCH OF THE LIVING GOD , THE PILLAR AND GROUND OF THE TRUTH, WITHOUT CONTROVERSY (KEITH DOMINION), A TENNESSEE NON-PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARBITRAGE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot 2 as shown on the Partition Plat of Lot 2, Georgia Industrial Realty Company's North Nashville Property, of record in Instrument Number 20190718-0070555, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

TOGETHER WITH, AND SUBJECT TO, a 40' ingress/egress & public utility easement as shown on the aforementioned Partition Plat of Lot 2, Georgia Industrial Realty Company's North Nashville Property, of record in Instrument Number 20190718-0070555, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to The House of God, Which is the Church of the Living God, The Pillar and Ground of the Truth, Without Controversy (Keith Dominion), by Quitclaim Deed from Jean K. Freedman, et al, of record in Book 5238, Page 855, in the Register's Office for Davidson County, Tennessee, dated December 27, 1977, and recorded on December 30, 1977.

This conveyance is made together with a 40' ingress/egress permanent easement with respect to W. H. Davis Drive granted to GRANTEE, and subject to a restrictive covenant running with the land relating to the use of the property as stated on the attached Exhibit A.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 1200 - 1290 W H Davis Drive, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 hand this 27th day of January, 2021

THE HOUSE OF GOD, WHICH IS THE CHURCH OF THE LIVING GOD, THE PILLAR AND GROUND OF THE TRUTH, WITHOUT CONTROVERSY

BY: _____

NOVA WALKER-CARTER, GENERAL ADMINISTRATOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Nova Walker-Carter, with whom I am personally acquainted and who, upon oath, acknowledged herself to be General Administrator of The House of God, Which is the Church of the Living God, The Pillar and Ground of the Truth, Without Controversy (Keith Dominion), a Tennessee non-profit corporation, the within named bargainor, a corporation, and that she as such General Administrator of The House of God, Which is the Church of the Living God, The Pillar and Ground of the Truth, Without Controversy (Keith Dominion), a Tennessee non-profit corporation, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as General Administrator.

Witness my hand and official seal this 27th day of January, 2021.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Commission expires:

_____
Notary Public

EXHIBIT A

[Restricted Uses for the Property]

1. Any assisted living, memory care, congregate living, skilled nursing, independent living or other senior housing use; provided that condominiums, townhouses, senior apartments, market rate apartments, villas or multi-family uses geared toward empty-nesters or the age 55-plus crowd shall not be subject to this prohibition or restriction;

2. Any mortuary, funeral home, cemetery, burial ground or other funeral establishment or similar service, including the sale of caskets, coffins or headstones;
Manufacturing or industrial purposes (except for those functions that are incidental to the conduct of retail businesses);

3. A "second hand" store, including as examples those operated by Goodwill Industries or the Salvation Army but "second hand store" shall not include antique stores or nationally recognized re-sellers of electronic games or sporting equipment;

4. A bowling alley;

5. Any bar, pub, tavern, cocktail lounge, discotheque, nightclub or other establishment selling alcoholic beverages for on-premises consumption (except in connection with a sit-down or fast-casual restaurant);

6. A pool or billiards hall or room;

7. A massage parlor (except as part of the regular services offered by a doctor, chiropractor, health club, day spa or beauty salon);

8. A tattoo or piercing parlor;

9. Any live sporting event, sports or game facility except for an amusement gallery in conjunction with a restaurant or theatre operation;

10. Any gambling facility or operation, including but not limited to: off-track or sports betting parlor or establishment; table games such as black-jack or poker; slot machines; video poker/black-jack/keno machines or similar devices; or bingo hall or parlor;

11. A Gentlemen's Club; or

12. Any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation;
Any dumping, disposing, incineration, recycling or reduction of garbage (exclusive of trash compactors or trash containers located near the rear of any building to the extent same are used solely for handling or reducing such waste produced on the premises from authorized uses and, in such latter event, only if handled in a reasonably clean and sanitary manner);

13. Any "second hand" store, "surplus" store, auction house or other operation for the sale of used goods or any facility selling new or used merchandise as a wholesale operation, a liquidation operation, odd lots, factory close-outs or imperfect goods;

14. A central laundry dry cleaning plant or laundromat (except that a dry cleaner that performs all dry cleaning off premise shall be permitted);

15. An adult bookstore or facility selling or displaying pornographic books, literature or videotapes (materials shall be considered "adult" or "pornographic" for such purpose if the same are not available for sale or rental to

children under 18 years old because they explicitly deal with or depict human sexuality); the parties acknowledge and agree that the sale of books, magazines and other publications by a national bookstore (or its local equivalent) of the type normally located in first class shopping centers in the state or the operation of a full-line book or video store shall not be deemed a "pornographic use"

16. A pawn shop;

17. A gun shop;

18. A carnival, amusement park or circus;

19. Any new or used automobile, truck, trailer, boat, or recreational vehicle showroom, sales, leasing, display or body shop or motor vehicle repair operation (with the exception of business that is primarily engaged in the retail sale of automotive parts or automobile tires);

20. A liquor store;

21. A check-cashing, pay day lending, cash for title type operation other than a reputable and recognized bank.

22. A business whose primary source of revenue is through the buying or selling of gold, silver or other precious metals; the parties acknowledge and agree that this provision is not intended to include reputable and recognized retail jewelry stores.

23. Any labor camp, employment agency, governmental unemployment agency, service or commission. A mobile home park, trailer court, junkyard or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction or maintenance);

24. Any veterinary hospital or animal raising or boarding facilities or any establishment that allows animals (other than guide dogs) to be brought into such space;

25. Any so-called "head shop", or other establishment for selling or exhibiting drug-related paraphernalia; the sale, distribution or display of any drug paraphernalia primarily used in the use or ingestion of illicit drugs;

26. Any use or activity which emits or results in strong, excessive, unusual or offensive odors, fumes, litter, dirt, dust or vapors, is a public or private nuisance, emits noise or sounds which are excessive or objectionable due to intermittence, beat, frequency, shrillness or loudness (including any music or sound which is materially audible inside other premises when all doors are closed), creates a hazardous condition, permits vibrations to be felt outside of the premises, generates, stores or uses hazardous substances; and

27. Any unusual fire, explosive or other damaging or dangerous hazards (including the storage, display or sale of explosives or fireworks).

28. Any use that negatively impacts the brand or reputation of Seller or a church of similar beliefs.