THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,088,451.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 652420 DEEDWARR
06/09/2021 10:46:52 AM 4 pgs
Fees: $23.00 Taxes: $4,027.27

20210609-0077339

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guerrier Development, LLC	NEW OWNER	MAP & PARCEL
332 Lellyett Street		065-00-0-012.00, 065-00-0
Nashville, TN 37209		
(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, **Unity of Music City, Inc., a Tennessee nonprofit corporation, formerly known as Unity Church For Positive Living, Inc., a Tennessee nonprofit corporation,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guerrier Development, 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:

See attached Exhibit "A" for legal description.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4319 Saundersville Rd S, Old Hickory, TN 37138.**

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 the 3rd day of June, 2021.

Unity of Music City Inc., A Tennessee nonprofit corporation, formerly known as Unity Church for Positive Living, Inc., a Tennessee nonprofit corporation

BY: Benita Maddox, President
Benita Maddox, President

BY: Crystal Liles, Vice President
Crystal Liles, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared **Benita Maddox,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of the maker, **Unity of Music City, Inc., a Tennessee nonprofit corporation, formerly known as Unity Church for Positive Living, Inc., a Tennessee nonprofit corporation**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 3rd day of June, 2021.

My Commission expires 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared **Crystal Liles**, with whom I am personally acquainted and who acknowledged that she excuted the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice-President of the maker, **Unity of Music City, Inc., a Tennessee nonprofit corporation, formerly known as Unity Church for** Positive **Living, Inc., a Tennessee nonprofit corpororation**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this 3rd day of June, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit "A"
Property Description

Lying and being in Davidson and Wilson County, Tennessee, and thus described:

Beginning at a Concrete Monument found on the Northerly Margin of Saundersville Road at the Southwest corner to Overholt Holdings, recorded at Book 20020726008978l, R.O.D.C.T., and being the Southeast corner to Lakeview Baptist Church, recorded at Deed Book 4454, Page 714, R.O.D.C.T., said point being the Point of Beginning for the land described hereon.Thence from the Point Of Beginning and with said Margin, S 21°38'10" W, a distance of 141.26 feet to an iron pin found at a point of curvature of a non-tangent curve, having a radius of 378.96 feet a central angle of 61°51'52", and a chord of 389.59 feet bearing S 53°45'56" W; thence along said curve to the right, a distance of 409.18 feet to an iron pin set at the Southeast corner to Peter Kaul, recorded at Deed Book 6505, Page 436, R.O.D.C.T., and being the Southwest corner to the described land; thence leaving said Margin and with the East line of Kaul, N 02°18'48" E, a distance of 571.24 feet to an iron pin set; thence N 85°49'48" W, a distance of 86.60 feet to a Concrete monument found in the North line of Kaul and being the Southeast corner to Lake Country, Section 2, recorded at Book 5200, Page 788 and 781, R.O.D.C.T., at point of curvature of a non-tangent curve, concave, having a radius of 493.99 feet a central angle of 27°27'34", and a chord of 234.49 feet bearing N 44°40'16" E; thence leaving Kaul's North line and with the East line of Lake Country, along said curve, a distance of 236.75 feet to a Concrete monument found; thence N 01°42'10" W, a distance of 663.03 feet to a Concrete Monument found at the Northeast corner to Lake Country and in the Southerly line of Green Acres Subdivision, recorded at Plat Book 7, Page 8, R.O.D.C.T.,; thence S 59°47'04" E, a distance of 213.29 feet to an Iron Pin Found at a common corner at the rear of Lots 95, 96, 100, and Lot 101 of said Subdivision; thence with the rear line between Lot 96 and Lot 100, N 68°04'05" E, a distance of 89.26 feet to an Iron pin found at a common rear corner to Lot 100 and Lot 98); thence the line between Lot 98 and Lot 100, S 22°39'57" E, a distance of 96.46 feet to an Iron pin found at a common corner to Lot 98 and Lot 99; thence with the line between Lot 99 and Lot 100, S 08°00'41" E, a distance of 189.36 feet to an Iron pin found in the North Margin of Wall Street, (said Street is Undeveloped), at a common front corner to Lot 99 and Lot 100 of said Subdivision. Thence with the North Margin of said Street and Lot 100 & 101, curving to the left, having a radius of 352.40 feet a central angle of 20°29'02", and a chord of 125.32 feet bearing S 71°52'05" W; for an Arc length of 125.99 feet at an Iron pin found; thence S 28°33'23" E, a distance of 25.00 feet to an Iron pin found. With center of said Street, curving to the right, having a radius of 327.40 feet a central angle of 04°27'51", and a chord of 25.50 feet bearing N 63°46'50" E; For an Arc length of 25.51 feet to an Iron pin Found; Thence leaving said Street and with the rear line of Lot 111, S 21°08'39" E, a distance of 226.73 feet to an iron pin found in the North line of Lot 112; Thence with the North line of Lot 112, S 81°16'38" W, a distance of 86.87 feet to a Concrete Monument found; Thence with the West line of Lot 112, S 01°06'44" E, a distance of 75.79 feet to an Iron Pipe found at a Common rear corner to Lot 112 and Lot 114 of Green Acres Subdivision and the Northerly corner to P.E.P. Properties; Thence with the West line of P.E.P. Properties, recorded at Deed Book 4851, Page 131, R.O.D.C.T., S 09°42'58" W, a distance of 148.20 feet to a Concrete Monument found; Thence with the West line of Overholt Holdings, S 02°39'44" W, a distance of 166.43 feet to a Concrete Monument found and shown on the Plat at Book 5800, Page 31, R.O.D.C.T.; thence, S 66°25'31" E, a distance of 80.11 feet to the Point of Beginning; said described tract containing 8.45 Acres, more or less, according to the survey prepared by Gray Land Surveying, Mt. Juliet, TN 37122, TN RLS #2303, on October 22, 2007, Job #2113.

Being the same property conveyed to Unity Church for Positive Living by Warranty Deed from Trustees of Lakeview Baptist Chapel and Lakeview Baptist Church, of record in Instrument No. 20071109-0132425, in the Register's Office for Davidson County, Tennessee, dated November 6, 2007, and recorded on November 9, 2007. Also as recorded in Book 1279, Page 1588, in the Register's Office for Wilson County, Tennessee, dated November 6, 2007, and recorded on November 15, 2007.

See Articles of Amendment changing Unity Church for Positive Living is now Unity of Music City as recorded December 17, 2012, in the Office of the Secretary of State of Tennessee, as

recorded in Instrument No. 20121217-0115987 in the Register's Office for Davidson County, Tennessee, and as recorded December 17, 2012 in Book 1520, Page 1480, in the Register's Office for Wilson County, Tennessee.