Karen Johnson Davidson County
Batch# 709065 DEEDWARR
09/02/2021 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20210902-0118348

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32949-1A /Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Project Connect, Inc. ATTN: Zach Bevill PO Box 295 Madison, TN 37116	New Owner	04216011800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Resonate Church Nashville, Inc., a Tennessee nonprofit corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Project Connect, Inc., a Tennessee nonprofit corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the northerly 200 feet of Lot No. 31 and Lot No. 32 on the Plan of the Douglas Levine Subdivision at Madison, Tennessee, as of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Resonate Church Nashville, Inc., a Tennessee nonprofit corporation by Special Warranty deed dated April 22, 2020 from Sheila Mathias, of record in Instrument No. 20200424-0043365, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 103 Woodruff Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 31st day of August, 2021.

Resonate Church Nashville, Inc., a Tennessee nonprofit corporation

By: _____
Name: Michael Shane England
Its: President

By: _____
Name: Kyle Mountsier
Its: Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Shane England, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Resonate Church Nashville, Inc., a Tennessee nonprofit corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 31 day of August, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kyle Mountsier, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of Resonate Church Nashville, Inc., a Tennessee nonprofit corporation, the within-named bargainor, and that he as such Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Treasurer.

WITNESS my hand, at office, this 31 day of August, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Permitted Encumbrances

1. Right of tenants in possession, as tenants only, pursuant to unrecorded leases.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 04216011800. The Property is currently classified as Commercial/Exempt by the office of the Tax Assessor for Metropolitan Nashville and Davidson County. Accordingly, a portion of the Property is exempt from property taxes. Taxes for that portion of the Property which is not exempt (the "Non Exempt Tax Portion") are paid by the tenant in possession of the Property. The foregoing notwithstanding, the parties have required that the Non Exempt Tax Portion be prorated as part of closing and assumed by the Grantee, with the ultimate disposition of such taxes and prorations to be governed by the provisions of the Tax Proration Agreement which has been mutually executed by the Grantor and Grantee as of the date of this deed.

3. All matters as shown on the Plan of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee.

4. All matters as shown on the ALTA/NSPS Land Title Survey of a Portion of Lots 31 & 32 on the Plan of the Douglas Levine Subdivision by Crowe - Wheeler and Associates, Kevin David Crowe, Tennessee R.L.S.# 1979 dated August 24, 2021, last revised August 26, 2021 as File 21-336ALTA.DWG.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me this
31st day of August, 2021.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

I, Andrew T. Wood, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 31, 2021.

Andrew T. Wood, Esq.
Date: August 31, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of August, 2021.

Notary Public
My commission expires: July 3, 2023

