Karen Johnson Davidson County
Batch# 721338 DEEDWARR
09/22/2021 10:24:30 AM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20210922-0127283

WARRANTY DEED

MATTHEW GARDNER NOGGLE
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 $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-750

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
1110 Baptist Partners	Same as Owner	07114025900; 07114023700;
(NAME) 7110 Peach Court	(NAME)	07114023600; and
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	07114021400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Alpine Park, GP, a Tennessee general partnership** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **1110 Baptist Partners, a Tennessee general partnership** (the "**Grantee**"), its successors and assigns, those certain parcels of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions listed on Exhibit B attached hereto and incorporated herein (the "**Permitted Exceptions**"):

This is unimproved property located at 1110 Baptist World Center Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 20th day of September, 2021.

GRANTOR:

Alpine Park, GP,
a Tennessee general partnership

By: _____
Nathan Agnew, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Nathan Agnew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the General Partner of Alpine Park, GP, a Tennessee general partnership, the within named Grantor, and being duly authorized, executed the foregoing for the purposes therein contained on behalf of such partnership as General Partner.

WITNESS my hand, at office, this 20th day of September, 2021.



_____
Notary Public

My Commission Expires: 3/8/2022

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

Those certain tracts or parcels of land located in Davidson County, Tennessee and described as follows:

Tract I: 1110 Baptist World Center Drive, 1100 & 1111 Spurgeon Avenue, Nashville, TN 37207

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being Lots 1, 2, 44 & 45 on the Map of J.B. Haynies Gladstone Addition, as of record in Book 161, Pages 10 & 11, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a ½" Iron Rod capped Elliott at the southwest intersection of Baptist World Center Drive (ROW Varies) and Napoleon Street (25' ROW), said Rod being the northeastern corner of said Lot 1, thence leaving said Baptist World Center Drive and with the western margin of said Napoleon Street South 35 degrees 37 minutes 28 seconds West for 260.27 feet to a ½" Iron Rod capped Elliott at the northwest intersection of said Napoleon Street and Spurgeon Avenue (50' ROW), said Rod also being the southeastern corner of said Lot 44;

Thence leaving said Napoleon Street and with the northern margin of said Spurgeon Avenue North 51 degrees 44 minutes 40 seconds West for 80.08 feet to a ½" Iron Rod capped Elliott, said Rod being the southwestern corner of said Lot 45;

Thence leaving said Spurgeon Avenue and with the western line of said Lots 45 & 2 North 35 degrees 37 minutes 28 seconds East for 268.22 feet to a point on the southern margin of said Baptist World Center Drive, said point being 0.55' east of an old Axle, said point also being the northwestern corner of said Lot 2;

Thence with the southern margin of said Baptist World Center Drive South 46 degrees 06 minutes 13 seconds East for 80.84 feet to the Point of Beginning, said tract of land herein described containing 0.485 acres more or less and being according to a boundary survey by Clint Elliott Survey dated 09-02-2021, Jason A. Garrett, TN RLS #2861.

Tract II: 0 Victoria Avenue, Nashville TN 37207

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being part of Lots 93, 94, 95, 96, 97, 98, 145, 146 & 147 on the Map of J.B. Haynies Gladstone Addition, as of record in Book 161, Pages 10 & 11, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a ½" Iron Rod capped Elliott at the southwest intersection of Spurgeon Avenue (50' ROW) and Napoleon Street (25' ROW), said Rod being the northeastern corner of said Lot 93, thence leaving said Spurgeon Avenue and with the western margin of said Napoleon Street South 35 degrees 37 minutes 28 seconds West for 23.52 feet to a ½" Iron Rod capped Elliott on the western margin of I-65;

Thence leaving said Napoleon Street and with the western margin of said I-65 South 84 degrees 28 minutes 20 seconds West for 321.76 feet to a ½" Iron Rod capped Delle;

Thence leaving said I-65 and with the western line of said Lots 147 & 98 North 36 degrees 16 minutes 39 seconds East for 246.27 feet to a ½" Iron Rod capped Elliott on the southern margin of said Spurgeon Avenue, said point also being the northwestern corner of said Lot 98;

Thence with the southern margin of said Spurgeon Avenue South 51 degrees 44 minutes 40 seconds East for 239.72 feet to the Point of Beginning, said tract of land herein described containing 0.742 acres more or less and being according to a boundary survey by Clint Elliott Survey dated 09-02-2021, Jason A. Garrett, TN RLS #2861.

Being part of the same property conveyed to Goatdog Properties, LLC, by Quitclaim Deed from Goat Dog Properties, Inc. aka Goatdog Properties, Inc., of record in Instrument No. 20181012-0101423, in the Register's Office for Davidson County, Tennessee, dated October 8, 2018, and recorded on October 12, 2018.

All being the same property conveyed to Alpine Park GP, from Goatdog Properties, LLC, by Warranty Deed dated July 15, 2021, of record as Instrument No. 20210720-0097351, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Real Estate Taxes and Assessement for calendar year 2021 and subsequent years, a lien not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.B. HAYNIE'S GLADSTONE ADDITION, as recorded in Plat Book 161, Page(s) 10 and 11, Register's Office, Davidson County, Tennessee.

3. Any easement reserved by Metro Nashville in that portion of alley way as conveyed in Bill No 83-1169.

TRUE COPY CERTIFICATION

I, Matthew Noggle, do hereby make oath that I am a licensed attorney and/or 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 September 20, 2021.

Signature
Date: September 20, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 20th day of September, 2021 personally appeared before me, a notary public for the State aforesaid, Matthew Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD