Karen Johnson Davidson County
Batch# 804703 DEEDWARRSP
02/14/2022 10:01:17 AM 4 pgs
Fees: $23.00 Taxes: $16,733.25
20220214-0016560

(1)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
SAA, LLC Attention: Amy Rose James 5320 Maryland Way Brentwood TN 37027-5027	Same	118-01-0-256.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value for this transfer, whichever is greater, is ~~$4,552,500.00~~ $4,522,500.00 (M)

AFFIANT

Sworn to and subscribed before me this 10th day of February 2022.

NOTARY PUBLIC

My commission expires: 9-28-2024

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Greater Christ Temple Church, Inc.**, a Tennessee nonprofit corporation (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **SAA, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on **Exhibit A** hereto which is incorporated herein by reference..

THIS IS IMPROVED PROPERTY KNOWN AS:

2400 – 10th Avenue, South, Nashville, Tennessee, 37204-2540

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

WITNESS my hand this 10th day of February 2022.

GRANTOR: **GREATER CHRIST TEMPLE CHURCH, INC.**, a Tennessee nonprofit corporation

By: _____
Bishop Sherman L. Merritt, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **Bishop Sherman L. Merritt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president of **Greater Christ Temple Church, Inc.**, a Tennessee nonprofit corporation, the within-named bargainor, and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name as president of the corporation.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 10th day of February 2022.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
PATRICIA R. YOUNG, Notary Public

My commission expires: 04.10.2022

EXHIBIT A

LEGAL DESCRIPTION

Tract I

Land in Davidson, Tennessee, being Lots Nos. 13, 14, 15 and 16 on the plan of Montrose Place, of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Montrose Place, as of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Derivation as to Tracts 1 & 2:

Being the same property conveyed to Greater Christ Temple Church, Inc., by deed from Trustees of the Waverly Place Methodist Episcopal Church, dated December 2, 1971, recorded on December 3, 1971, in Book 4558, page 135, said Register's Office.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Montrose Place, as of record in Book 57, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Greater Christ Temple, by deed from Dixie Frederikson, Trustee, of record in Book 9021, page 907, dated July 21, 1993, said Register's Office. Greater Christ Temple and Greater Christ Temple, Inc. being one and the same entity.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Greater Christ Temple Church, Inc. is a tax exempt entity. Taxes for the year 2022 and thereafter are expressly assumed by the Grantee.

2. Matters shown on the Plan of record in Book 57, page 93, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5580, page 92, said Register's Office.