Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0199

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Karen Johnson
Affiant

Karen Johnson Davidson County
Batch# 955443 DEEDWARR
12/28/2022 09:38:53 AM 2 pgs
Fees: $13.00 Taxes: $9,250.00

20221228-0132972

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of December, 2022

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
1710 Woodmont Blvd LLC, 2 Embarcadero Center, Suite 1440 San Francisco, CA 94111	NEW OWNER	117-11-0-015.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Woodmont Bible Church

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1710 Woodmont Blvd 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 Lots Nos. 101 and 102 on the Plan of the North part of Neal's Subdivision of Watkins Grove, as of record in Book 547 Page 156, Register s Office for said County.

Said Lots Nos. 101 and 102 adjoin and front together 425 feet on the easterly side of Stokesmont Road, formerly Nord Street. and extend back between parallel lines. along the northerly margin of Woodmont Boulevard, 200 feet to a dead line.

BEING the same property conveyed to The Woodmont Presbyterian Church General Warfare Corporation (Independent) by Warranty Deed from The First Evangelical Presbyterian Church, a Tennessee General Welfare Corporation, dated 7/25/68 and filed for record on 7/30/68 in Record Book 4254, Page 417, in Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Woodmont Bible Church by Quitclaim Deed from Woodmont Presbyterian Church (Independent), dated 6/02/99 and filed for record on 6/14/99 in Record Book 11526, Page 577, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1710 Woodmont Boulevard Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of December, 2022.

Woodmont Bible Church

By: _____
Edwin G. Crowley, Jr., Elder

By: _____
Alan Suska, Elder

By: _____
Shaun Buchhalter, Elder

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edwin G. Crowley, Jr., Alan Suska, and Shaun Buchhalter, Elders of Woodmont Bible Church** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of December, 2022.

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
(Notary Seal)
MY COMMISSION EXPIRES AUGUST 20 2024

_____
Notary Public
My Commission Expires: 8-20-24