Karen Johnson Davidson County
Batch# 955843 DEEDWARRSP
12/28/2022 01:32:43 PM 8 pgs
Fees: $43.00 Taxes: $120,250.00
20221228-0133207

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
ELIZABETH RYDER SYKES
320 SEVEN SPRINGS WAY, SUITE 110
BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
NHC Nashville Christian Towers Nonprofit, LLC	Same	106 00 0 113.00 106 00 0 169.00
4219 Hillsboro Pike, Ste. 220		
Nashville, TN 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $32,500,000.00 (Thirty-Two Million Five Hundred Thousand and No/100 Dollars).

R. Terry Burch
AFFIANT

Sworn to and subscribed before me
this 27th day of December 2022.
Elizabeth Ryder Sykes
NOTARY PUBLIC

My Commission Expires:

ELIZABETH RYDER SYKES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 02-2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE CHRISTIAN TOWERS, INC., a**

Tennessee nonprofit corporation (the "Grantor"), has bargained and sold and by these presents does hereby grant, transfer and convey unto **NHC Nashville Christian Towers Nonprofit, LLC, a Tennessee nonprofit limited liability company (the "Grantee")**, its successors and assigns, all of Grantor's right, title and interest in and to the following described two (2) properties situated in Davidson County, State of Tennessee, described on ***Exhibit A*** attached hereto.

This conveyance is made and accepted subject to the encumbrances listed on ***Exhibit B*** attached hereto (collectively the "Permitted Encumbrances").

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever; and Grantor does hereby warrant to 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 the Grantor, but against none other, subject, however, to the Permitted Encumbrances.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of December, 2022.

GRANTOR:

NASHVILLE CHRISTIAN TOWERS, INC.

BY: R. Perry Burch
R. PERRY BURCH

ITS: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth Ryder Sykes, a Notary Public in and for said County and State, personally appeared **R. PERRY BURCH**, in his capacity as President of **NASHVILLE CHRISTIAN TOWERS, INC.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument on behalf of **NASHVILLE CHRISTIAN TOWERS, INC.** for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 27th day of December, 2022.

Elizabeth Ryder Sykes
NOTARY PUBLIC

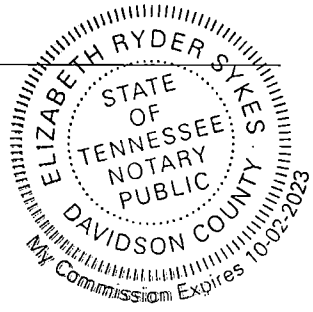
My Commission Expires: 

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Consolidation Plat of Nashville Christian Towers, Inc., as of record in Instrument No. 20090624-0058753, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nashville Christian Towers, Inc., a Tennessee Not-for-Profit Corporation by Quitclaim Deed from Perry Burch and Carl McKelvey, Trustees of the Vultee Church of Christ, filed for record as Instrument No. 20130726-0077839, in the Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Vultee Church of Christ Subdivision, of record in Plat Book 8250, page 848 and revised of record in Book 11190, page 25, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Christian Towers, Inc., a Tennessee not-for-profit Corporation by Warranty Deed from Perry Burch, James E. Howell, Neil Lawrence, Carl McKelvey, Gene Lewis and Steve Davidson, Trustees of Vultee Church of Christ, filed for record in Book 11389, page 230, in the Register's Office for Davidson County, Tennessee.

Together with the Ingress and Egress Easement and Maintenance Agreement by and between Olive Branch Missionary Baptist Church, Inc., a Tennessee nonprofit corporation and Nashville Christian Towers, Inc., a Tennessee nonprofit corporation, and filed for record as Instrument No. 20150112-0002765, in the Register's Office for Davidson County, Tennessee.

Together with the 10-foot Private Water Service Line Easement and the 10-foot Private Sewer Service Line Easement for the benefit of Lot 1 on the First Revision of Vultee Church of Christ Subdivision as lie across Lot 2, as shown on the plan of the First Revision of Vultee Church of Christ Subdivision of record in Plat Book 11190, page 25, in the Register's Office for Davidson County, Tennessee.

Together with an Ingress/Egress Easement and Utility Easement containing a Water Service Line of record in Instrument No. 20010212-0013440, in said Register's Office.

Also together with the Encroachment Agreement by and between Olive Branch Missionary Baptist Church, Inc., a Tennessee nonprofit corporation and Nashville Christian Towers, Inc., a Tennessee nonprofit corporation, and filed for record as Instrument No. 20150112-0002766, in the Register's

Office for Davidson County, Tennessee.

Said Tracts 1 and 2 being described together as:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Nashville Christian Towers, Inc., as of record in Instrument Number: 20090624-0058753, at the Register's Office for Davidson County, Tennessee, and Lot 1 of the First Revision, Vultee Church of Christ Subdivision, as of record in Plat Book 11190, Page 25, at the Register's Office for Davidson County, Tennessee, and
being more particularly described hereon;
Beginning at an existing iron rod in the southerly right-of-way line of Murfreesboro Pike, at a corner common with the property of Yodit Tewelde, as of record in Instrument Number: 20191101-0112430, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Murfreesboro Pike, South 65 deg 06 min 40 sec East, 286.57 feet to a point on bluff;

Thence with a curve to the right, along an arc length of 455.71 feet, the central angle of which is 13 deg 53 min 21 sec, the radius of which is 1879.90 feet, the chord of which is South 57 deg 17 min 02 sec East, 454.59 feet to an existing iron rod, at a corner common with Lot 2 of the First Revision, Vultee Church of Christ Subdivision, also being the property of Olive Branch Missionary Baptist Church, as of record in Instrument Number: 20141223-0117321, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Murfreesboro Pike, with the westerly property line of said Lot 2, South 39 deg 04 min 09 sec West, 177. 75 feet to on existing iron rod, in the easterly right-of-way line of Foothill Court (private right-of-way), in the easterly property line of Olive Branch Missionary Baptist Church, as of record in Instrument Number: 20141223-0117322, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Foothill Court (private right-of-way), with a curve to the left, along an arc length of 28.66, central 11 deg 43 min 45 sec, the radius of which is 140.00 feet, the chord of which is North 21 deg 56 min 01 sec West, 28.61 feet to an iron rod set;

Thence North 27 deg 47 min 53 sec West, 172.39 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 142.08 feet, the central angle of which is 25 deg 21 min 38 sec, the radius of which is 321.00 feet, the chord of which is North 40 deg 28 min 42 sec West, 140.93 feet to an existing iron rod;

Thence North 53 deg 09 min 31 sec West, 90.07 feet to an existing iron rod;

Thence with the westerly property line of Olive Branch Missionary Baptist Church, South 25 deg 12 min 55 sec West, 134.55 feet to an existing iron rod;

Thence South 60 deg 12 min 25 sec West, 115.47 feet to an exiting iron rod;

Thence North 63 deg 25 min 22 sec West, 78.78 feet to an "X" on wall;

Thence South 30 deg 33 min 22 sec West, 135.90 feet to an existing iron rod, in the northerly property line of Lot 1 of Section 2, Vultee Church of Christ Subdivision, as of record in Instrument Number: 20010212-0013440, of the Register's Office for Davidson County, Tennessee, also being the property of Olive Branch Missionary Baptist Church, Inc., as of record in Instrument Number: 20150408-0030803, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 1 of Section 2, Vultee Church of Christ Subdivision, North 65deg 21 min 51 sec West, 309.56 feet to an existing iron rod, in the northerly property line of said Lot 54 of Hill-N-Dale Acres, as of record in Plot Book 2900, Page 33 & 34, to the Register's Office for Davidson County, Tennessee, and at a corner common with the property of Jayantilal V. Patel & Husumati J. Patel, as of record in Deed Book 10804, Page 544, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Jayantilal V. Patel & Husumati J. Patel, North 31 deg 59 min 56 sec East, 250.40 feet to an existing iron rod, at a corner common with the property of Yodit Tewelde;

Thence with the southerly property line of Yodit Tewelde, South 65 deg 29 min 59 sec East, 100.00 feet to an "X" on rock ;

Thence with the easterly property line of Yodit Tewelde, North 32 deg 17 min 37 sec East, 147.92 feet to the POINT OF BEGINNING. Containing 174,041 square feet or 3.995 acres more or less.

Being the same property conveyed to Nashville Christian Towers, Inc., as of record in Deed Book 11389, Page 230 and Instrument Number: 20130726-0077839, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Subject to the following matters shown on the plans of record in Book 5210, page 20, and Instrument No. 20090624-0058753 (as to Tract 1), in said Register's Office;

   a) A 20-foot public utility and drainage easement along the margin of Murfreesboro Pike;

   b) A 25-foot sanitary sewer easement located along a portion of the westerly line, which then reduces to 20-feet wide and turns to the southeast and then south before exiting the property along the southerly line;

   c) A 20-foot sewer easement entering the property from Lot 55 of Hill-N- Dale Subdivision, turning to the northeast and exiting the property along one of the common property lines with Olive Branch M. B. Church

2. Subject to the following matters shown on the plan of record in Plat Book 11190, page 25, (as to Tract 2), in said Register's Office:

   a) A 10-foot private sewer service line easement lying across Lot 2 for the benefit of Lot 1, with the owner of Lot 1 being responsible for the operation and maintenance of same;

   b) A 10-foot private water service line easement lying across Lot 2 for the benefit of Lot 1, with the owner of Lot 1 being responsible for the operation and maintenance of same;

   c) A 20-foot public utility easement adjacent to all street right-of-ways;

   d) A 15-foot by 25-foot sanitary sewer easement located at the northeast corner of said lot.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4286, page 909, and Book 5116, page 724, in said Register's Office. (Tract 1)

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20130513-0047889, as superseded by Instrument No. 20130905-0093606, in said Register's Office. (Tract 1)

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20130513-0048001, and

Instrument No. 20130613-0060381, in said Register's Office. (Tract 1)

6. Grant of Easement between Comcast of Nashville I, LLC, as Grantee, and Nashville Christian Towers, Inc., as Grantor, and filed for record as Instrument No. 20130517-0050053, in said Register's Office.

7. Terms and conditions of that certain Ingress and Egress Easement and Maintenance Agreement, of record in Instrument No. 20150112-0002765, in said Register's Office. (Tracts 1 & 2)

8. Terms and conditions of that certain Encroachment Agreement of record in Instrument No. 20150112-0002766, in said Register's Office. (Tract 1)