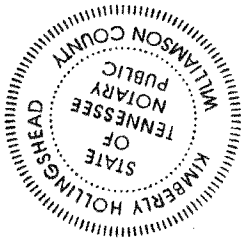
Karen Johnson Davidson County
Batch# 1006264 DEEDWARR
05/22/2023 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20230522-0038547

WARRANTY DEED



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 ME ON 16TH DAY OF MAY, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/27

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2338

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Habitat for Humanity of Greater Nashville, Inc. 414 Harding Pl., Suite 100 Nashville, TN 37211	Same	16300003000

For and in consideration of the sum of One Million Five Hundred Thousand And 0/100 ($1,500,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

GREATER NASHVILLE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

HABITAT FOR HUMANITY OF GREATER NASHVILLE, INC.
, A TENNESSEE NONPROFIT CORPORATION

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING a tract of land in Nashville, the Second Civil District, Twenty-ninth Councilmanic District, Davidson County, Tennessee, located south of Moss Road and northwest of Rural Hill Road, being M & D Development, LLC, property Deed Book 11621, Page 566, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point the north right-of-way of Rural Hill Road, said point being the northeast corner of Thomas A. and Juanita S. Lundborg Property as of record in Book 6657, Page 272, Register's Office for Davidson County, Tennessee; Thence, leaving said right-of-way and with Lundborg's north line, N 85 deg. 25 min. 24 sec. W, 665.96 feet to a point, said point being the north west corner of said Lundborg's property, said point also being the northeast corner of John Little Property as of record in Book 8398, Page 158, R.O.D.C.; Thence, with Little's north line N 79 deg. 05 min. 06 sec. W, 312.30 feet to a point, said point being the northwest corner of said Little property, said point also being the most easterly point of

Hickory Highlands Place, Section II as of record in Book 10216, Page 467, R.O.D.C.; Thence, along said easterly line of Hickory Highlands Place, Section II Development; N 35 deg. 53 min. 26 sec. W, 444.56 feet to a point; Thence, with a severance line the following calls: N 50 deg. 12 min. 58 sec. E, 378.92 feet to a point; N 28 deg. 23 min. 32 sec. W, 53.81 feet to a point; N 49 deg. 13 min. 06 sec. E, 152.16 feet to a point; N 77 deg. 27 min. 56 sec. E, 555.35 feet to a point; N 77 deg. 44 min. 58 sec. E, 61.05 feet to a point in the westerly line of J.E. Stevenson, Trustee property Instrument No. 200204050042083, R.O.D.C.; Thence, with said westerly line the following calls: S 12 deg. 15 min. 02 sec. E, 338.16 feet to a point; S 36 deg. 06 min. 32 sec. E, 657.74 feet to a point in the northwesterly right-of-way of Rural Hill Road; Thence, along said right-of-way of Rural Hill Road the following calls: with a curve to the left 92.39 feet to a point, said curve having a central angle of 11 deg. 11 min. 31 sec., a radius of 472.96 feet, a tangent of 46.34 feet and a chord of S 61 deg. 14 min. 16 sec. W, 92.24 feet; S 55 deg. 38 min. 30 sec. W, 157.48 feet to the point of beginning of herein described tract of land. Containing 886,378 square feet or 20.35 acres, more or less.

BEING the same property conveyed to Greater Nashville Partnership, a Tennessee general partnership, from M & D Development, LLC, a Tennessee limited liability company, dated May 16, 2023, recorded on May 22, 2023, of record in Instrument Number 20230522-0038438, Davidson County, Tennessee; and also being a portion of the property conveyed to M & D Development, LLC, by Warranty Deed from Harding University, Inc. dated July 20, 1999 and recorded August 16, 1999 in Book 11621, Page 566, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as Bella Terra Subdivision, 0 Rural Hill Road, Antioch, TN 37013.

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR GREATER NASHVILLE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP to HABITAT FOR HUMANITY OF GREATER NASHVILLE, INC. , A TENNESSEE NONPROFIT CORPORATION FOR THE TRANSFER OF PROPERTY LOCATED AT BELLA TERRA SUBDIVISION, 0 RURAL HILL ROAD, ANTIOCH, TN 37013.]

Witness our/my hand on the 16th day of May, 2023.

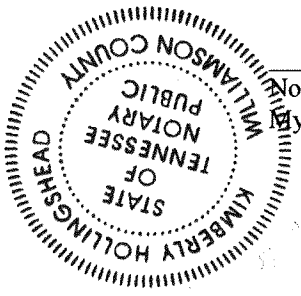
Greater Nashville Partnership,
a Tennessee general partnership

By: Roy Dale
Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Roy Dale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a General Partner of Greater Nashville Partnership, a Tennessee general partnership, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as General Partner ofGreater Nashville Partnership, a Tennessee general partnership.

Witness my hand and official seal this 16th day of May, 2023.



Notary Public
My Commission Expires: 2/17/27

Certificate of Authenticity

I, Kimberly Hollingshead, 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 05/16/2023.

Kimberly Hollingshead, Esq.

05/22/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of May, 2023.

Notary Signature

My Commission Expires 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY