Karen Johnson Davidson County
Batch # 1080718 DEEDWARR
12/12/2023 09:27:45 AM 8 pgs
Fees: $43.00 Taxes: $120,250.00
20231212-0095599

This Instrument Prepared By:
Tracy Childress, Esq.
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
EC Nashville Christian Towers, LLC	EC Nashville Christian Towers, LLC	
2231 20th Avenue South	2231 20th Avenue South	106 00 0 113.00
Birmingham, AL 35223	Birmingham, AL 35223	106 00 0 169.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty Two Million Five Hundred Thousand and 00/100 Dollars ($32,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of December, 2023.

Notary Public

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

My Commission Expires: 9-7-2026

For and in the consideration of the sum of Thirty Two Million Five Hundred Thousand and 00/100 Dollars ($32,500,000.00), the receipt and sufficiency of which are hereby acknowledged, NHC NASHVILLE CHRISTIAN TOWERS NONPROFIT LLC, a Tennessee nonprofit limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto EC NASHVILLE CHRISTAIN TOWERS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, together with all improvements, buildings, and structures located thereon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property of 100 Foothill Court, Nashville, Tennessee 37217.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

Witness my hand this 8th day of December, 2023.

NHC NASHVILLE CHRISTIAN TOWERS NONPROFIT, LLC, a Tennessee nonprofit limited liability company

By: _____
Nancy King
President

STATE OF TENNESSEE)

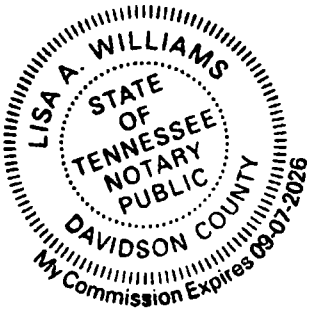
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Nancy King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of NHC Nashville Christian Towers Nonprofit LLC, the within named bargainor, a Tennessee nonprofit limited liability company, and that she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit limited liability company by herself as such officer.

Witness my hand and seal, at Office in the aforesaid county and state, this 8th day of December, 2023.

_____
Notary Public

My Commission Expires: 9-7-2026



[SIGNATURE PAGE TO GENERAL WARRANTY DEED]

EXHIBIT A

PROPERTY 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.

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.

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 ("Access Easement").

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 as conveyed by Nashville Christian Towers, Inc., a Tennessee nonprofit corporation to NHC Nashville Christian Towers Nonprofit LLC, a Tennessee nonprofit limited liability company by Special Warranty Deed of record as Instrument No. 20221228-0133207, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2023 and subsequent years.

2. Subject to the following matters shown on the plan of record as Instrument No. 20090624-0058783 (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-foot 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

3. 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.

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

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

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record as Instrument No. 20130513-0048001 and Instrument No. 20130613-0060381, in said Register's Office. (Tract 1)

7. 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. (Tract 1)

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

9. Declaration of Covenants, Conditions and Restrictions by NHC Nashville Christian Towers Nonprofit, LLC for the benefit of Enterprise Community Loan Fund, Inc., and recorded as Instrument No. 20221228-0133208, in said Register's Office. (Tracts 1 & 2)

EXCEPTIONS AFFECTING ACCESS EASEMENT

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5116, Page 724, in said Register's Office.

11. Deed of Trust executed by Olive Branch Missionary Baptist Church, Inc., a Tennessee corporation to Ashley P. Hill, III, Trustee for Franklin Synergy Bank, dated December 19, 2014 and recorded as Instrument No. 20141223-0117373, as subordinated to the beneficial easements described in Instrument No. 20150112-0002765, Plat Book 11190, Page 25, Instrument No. 20010212-0013440 and Instrument No. 20150112-0002766, by Subordination Agreement of Record as Instrument No. 20221228-0133206, all in said Register's Office.

12. Ingress & Egress easement created by the plan of record as Instrument No. 20010212-0013440, in said Register's Office.