THIS INSTRUMENT PREPARED BY:
John M. Baird
jBairdlaw
4117 Hillsboro Road, Suite 103-165
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120025329 DEEDWARRSP
Recvd: 04/09/12 09:06 6 pgs
Fees:33.00 Taxes:4717.50
20120409-0029637

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Duncanwood Reserve, LLC 2002 Richard Jones Road, Ste. C-208 Nashville, TN 37215	New Owner	Part of 131-08-18

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, MONROE HARDING, INC. a Tennessee corporation formerly known as The Monroe Harding Children's Home (as evidenced by Articles of Amendment to the Charter filed November 21, 2003, a copy of which is attached hereto as Exhibit "A")("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DUNCANWOOD RESERVE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Beginning at an existing iron rod in the southerly right-of-way line of Duncanwood Drive, at a corner common with Lot 50 of Duncanwood, as of record in Plat Book 1424, Page 139, at the Register's Office for Davidson County, Tennessee, also being the property of Freddy L. & Elizabeth Murillo, as of record in Instrument Number: 20071130-0139330, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Duncanwood Drive, South 84 deg 18 min 05 sec East, 420.30 feet to an existing iron rod, at a corner common with Lot 25 of Duncanwood, also being the property of Merrill Waynick, as of record in Deed Book 4547, Page 301, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 25, South 09 deg 48 min 12 sec West, 216.20 feet to an existing pk nail, at a corner common with Lot 24 of Duncanwood, also being the property of Henry L. & Susan B. Hipkens, as of record in Deed Book 9881, Page 697, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 24, South 84 deg 34 min 38 sec East, 406.56 feet to a point in the southerly property line of Lot 23 of Duncanwood, also being the property of

Martin B. & Elizabeth B. Raynor, as of record in Instrument Number: 20090511-0043263, at the Register's Office for Davidson County, Tennessee;

Thence with a line through the property of Monroe Harding Children's Home, as of record in Deed Book 1339, Page 282, at the Register's Office for Davidson County, Tennessee for the following eleven calls;

1) South 46 deg 34 min 03 sec West, 91.92 feet to a point;
2) South 02 deg 31 min 21 sec West, 143.82 feet to a point;
3) South 40 deg 27 min 48 sec West, 245.68 feet to an iron rod set;
4) South 89 deg 48 min 17 sec West, 250.68 feet to an iron rod set;
5) With a curve to the right, along an arc length of 326.27 feet, the central angle of which is 296 deg 43 min 37 sec, the radius of which is 63.00 feet, the chord of which is South 89 deg 48 min 17 sec West, 66.09 feet to an iron rod set;
6) South 89 deg 48 min 17 sec West, 123.58 feet to a iron rod set;
7) North 01 deg 06 min 45 sec East, 233.95 feet to a iron rod set;
8) North 16 deg 37 min 59 sec West, 78.42 feet to a iron rod set;
9) North 13 deg 02 min 23 sec West, 82.37 feet to a iron rod set;
10) North 25 deg 31 min 51 sec West, 67.02 feet to a iron rod set;
11) North 55 deg 58 min 25 sec West, 78.95 feet to a existing concrete monument, at a corner common with said Lot 50;

Thence with the easterly property line of Lot 50, North 05 deg 08 min 43 sec East, 195.34 feet to the **POINT OF BEGINNING**. Containing 353,069 square feet or 8.105 acres more or less.

Being part of the same property conveyed to Monroe Harding Children's Home, as of record in Deed Book 1339, Page 282, at the Register's Office for Davidson County, Tennessee, and described herein according to a survey dated March 27, 2012, prepared by R. Scot Cherry, RLS# 1512, Cherry Land Surveying, Inc, 622 West Iris Drive, Nashville, Tennessee 37204.

This is improved property on Duncanwood Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, 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; provided, however, that this conveyance is subject to the following:

1. Taxes and assessments for calendar year 2012.

2. All matters as shown on the plat of record in Plat Book 421, page 161, in the Register's Office for Davidson County, Tennessee.

3. Easement for the flow of the waters of Brown's Creek, and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the waters of Brown's Creek, free from diminution or pollution.

5. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Brown's Creek.

6. Agreement for Dedication of Easement for Water Mains, and Appurtenances of record in Instrument No. 200111200127782, in the Register's Office of Davidson County, Tennessee.

7. Sanitary Sewer Easement of record in Book 3345, page 66, in the Register's Office of Davidson County, Tennessee.

[Signatures on following pages]

IN WITNESS WHEREOF, the Grantor has caused the execution and delivery of this instrument on this the 4 day of April, 2012.

MONROE HARDING, INC., a
Tennessee corporation,

By: Mary N. Baker
Mary N. Baker, President and CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Stephanie T. Casey a Notary Public in and for the County and State aforesaid, personally appeared Mary N. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be President and CEO of Monroe Harding, Inc., a Tennessee corporation, and that she as President and CEO, being authorized so to do, executed the foregoing instrument by signing the name of the corporation by herself as President and CEO.

Witness my hand and seal this 4th day of April, 2012.

Stephanie T. Casey
Notary Public

My commission expires:

9/9/2014

STEPHANIE T. CASEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 4th day of April, 2012.

Stephanie T. Casey
Notary Public

My Commission Expires:
9/9/2014

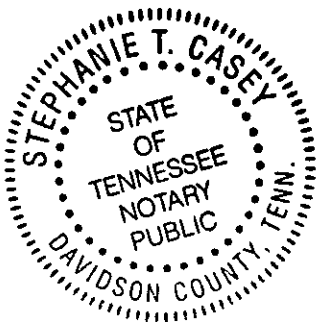


Exhibit "A"

State of Tennessee

Department of State
Corporate Filings
312 Eighth Avenue North
6th Floor, William R. Snodgrass Tower
Nashville, TN 37243

ARTICLES OF AMENDMENT TO THE CHARTER (Nonprofit)

RILEY DARNELL SECRETARY OF STATE
NOV 21 AM 9:32
FILED TENNESSEE

For Office Use Only

CORPORATE CONTROL NUMBER (IF KNOWN) 0079667

PURSUANT TO THE PROVISIONS OF SECTION 48-60-105 OF *THE TENNESSEE NONPROFIT CORPORATION ACT*, THE UNDERSIGNED CORPORATION ADOPTS THE FOLLOWING ARTICLES OF AMENDMENT TO ITS CHARTER:

1. PLEASE INSERT THE NAME OF THE CORPORATION AS IT APPEARS OF RECORD:
   The Monroe Harding Childrens Home
   IF CHANGING THE NAME, INSERT THE NEW NAME ON THE LINE BELOW:
   Monroe Harding Inc.

2. PLEASE MARK THE BLOCK THAT APPLIES:
   ☐ AMENDMENT IS TO BE EFFECTIVE WHEN FILED BY THE SECRETARY OF STATE.
   ☐ AMENDMENT IS TO BE EFFECTIVE, _____ (MONTH, DAY, YEAR)
   (NOT TO BE LATER THAN THE 90TH DAY AFTER THE DATE THIS DOCUMENT IS FILED.) IF NEITHER BLOCK IS CHECKED, THE AMENDMENT WILL BE EFFECTIVE AT THE TIME OF FILING.

3. PLEASE INSERT ANY CHANGES THAT APPLY:
   A. PRINCIPAL ADDRESS: _____ (STREET ADDRESS)
   _____ (CITY) _____ (STATE / COUNTY) _____ (ZIP CODE)
   B. REGISTERED AGENT: _____
   C. REGISTERED ADDRESS: _____ (STREET ADDRESS)
   _____ (CITY) TN (STATE) _____ (ZIP CODE) _____ (COUNTY)
   D. OTHER CHANGES: _____

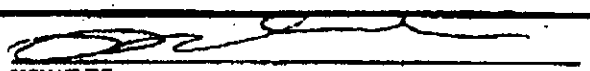
4. THE CORPORATION IS A NONPROFIT CORPORATION.

5. THE MANNER (IF NOT SET FORTH IN THE AMENDMENT) FOR IMPLEMENTATION OF ANY EXCHANGE, RECLASSIFICATION, OR CANCELLATION OF MEMBERSHIPS IS AS FOLLOWS:

6. THE AMENDMENT WAS DULY ADOPTED ON 10-14-03 (MONTH, DAY, YEAR)
   BY (Please mark the block that applies):
   ☐ THE INCORPORATORS WITHOUT MEMBER APPROVAL, AS SUCH WAS NOT REQUIRED.
   ☒ THE BOARD OF DIRECTORS WITHOUT MEMBER APPROVAL, AS SUCH WAS NOT REQUIRED.
   ☐ THE MEMBERS

7. INDICATE WHICH OF THE FOLLOWING STATEMENTS APPLIES BY MARKING THE APPLICABLE BLOCK:
   ☐ ADDITIONAL APPROVAL FOR THE AMENDMENT (AS PERMITTED BY §48-60-301 OF THE TENNESSEE NONPROFIT CORPORATION ACT) WAS NOT REQUIRED.
   ☒ ADDITIONAL APPROVAL FOR THE AMENDMENT WAS REQUIRED BY THE CHARTER AND WAS OBTAINED.

President/CEO
SIGNER'S CAPACITY


SIGNATURE

11/19/2003
DATE

Patricia L. Harman
NAME OF SIGNER (TYPED OR PRINTED)

SS-4416 (Rev. 10/01) Filing Fee: $20 RDA 1678