(1)

BILL GARRETT, Davidson County
Trans:T20120028494 DEEDWARR
Recvd: 04/19/12 09:40 4 pgs
Fees:23.00 Taxes:4810.00
20120419-0033426

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23815-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Council for Christian Colleges & Universities 321 8th Street, NE Washington, DC 20002	New Owner	Map/Parcel # 17100007800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, MOHSEN MALAKOUTI, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto COUNCIL FOR CHRISTIAN COLLEGES & UNIVERSITIES, a District of Columbia Non-Profit Corporation, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson & Williamson Counties, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

This being improved commercial property is also known as 559 Church Street East, Brentwood, TN 37027.

Being a portion of the property conveyed to Mohsen Malakouti, by Deed from Marie Jordan Hendrix, Gentry Lee Jordan, Gwendolyn Jordan Owens and Mary Alice Jordan of record in Book 10147, Page 791, dated August 6, 1996, Register's Office for Davidson County, Tennessee, and by Deed from Kristifer G. Dillehay of record as Instrument No. 20040412-0040533, dated March 31, 2004, Register's Office for Davidson County, Tennessee and of record in Book 3201, Page 526, Register's Office for Williamson County, Tennessee.

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, its successors and/or assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17th day of April, 2012.

Mohsen Malakouti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohsen Malakouti, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of April, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this 17th day of April, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"
Legal Description

LAND in Davidson County and Williamson County, Tennessee, being Units B and C, Five Fifties Land Condominium, as established pursuant to Condominium Declarations of Five Fifties Land Condominium as recorded as Instrument Number 20120330-0027201, Register's Office for Davidson County, Tennessee, as amended by instruments recorded as Instrument No. 20120402-0027419 and 20120410-0030382, said Register's Office, and also recorded in Book 5550, Page 514, Register's Office for Williamson County, Tennessee, as amended by instruments recorded in Book 5550, Page 567 and Book 5557, Page 697, said Register's Office. The said Units B and C are condominium units established pursuant to the provisions of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201 et. seq. of the Tennessee Code Annotated, and are subject to the provisions and requirements thereof; and are subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and any building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration establishing the Condominium of Five Fifties Land Condominiums.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map/Parcel # 17100007800.

2. Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20051117-0139058, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement filed of record as Instrument No. 20010720-0077153 and Instrument No. 20051117-0139057, Register's Office for Davidson County, Tennessee.

4. Shared Access and Parking Easement filed of record as Instrument No. 20050804-0091884, Register's Office for Davidson County, Tennessee.

5. Easement as set out in the Agreed Final Order of record in Book 8493, Page 502, Register's Office for Davidson County, Tennessee.

6. Application to Combine Parcels of record as Instrument No. 20060126-0009843, Register's Office for Davidson County, Tennessee.

7. Subject to the Right-of-Way of Hardscuffle Road, now known as Church Street East.

8. Condominium Declarations of Five Fifties Land Condominium as recorded as Instrument Number 20120330-0027201, Register's Office for Davidson County, Tennessee, as amended by instruments recorded as Instrument No. 20120402-0027419 and 20120410-0030382, said Register's Office, and also recorded in Book 5550, Page 514, Register's Office for Williamson County, Tennessee, as amended by instruments recorded in Book 5550, Page 567 and Book 5557, Page 697, said Register's Office.