SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140000410 DEEDWARRSP
Recvd: 01/02/14 15:20 2 pgs
Fees:13.00 Taxes:3049.98
20140102-0000550

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is, $824,319.71.

Subscribed and sworn to before me, this the 31st day of December, 2013.

Notary Public

My Commission Expires: 9-11-13

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
Olivet University 141 Belle Forest Circle Nashville, TN 37221	142-00-0-228.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, The River At Music City (herein referred to as "Grantor"), a Tennessee non-profit corporation, has this day bargained and sold and, by these presents, does hereby transfer and convey unto Olivet University (herein referred to as "Grantee"), a California non-profit corporation, its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being Lot 4 on the Plan of Bellevue Center, Section 3, as of record in Book 5200, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to The River At Music City by deed of record in Instrument No. 20060309-0027638, Register's office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free

from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 31st day of December, 2013.

GRANTOR:

THE RIVER AT MUSIC CITY,
a Tennessee non-profit corporation

By: Donald O McGuire

Title: President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Donald O McGuire with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of The River At Music City, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 31st day of December, 2013.

Kimberley J Raymond
NOTARY PUBLIC

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-11-17