BILL GARRETT, Davidson County
Trans:T20140034259 DEEDWARRSP
Recvd: 05/16/14 10:39 5 pgs
Fees:28.00 Taxes:32986.87
20140516-0042168

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Ten D, LLC 209 - 10th Avenue South, Suite 432 Nashville, Tennessee 37203-0782	Same	Map 93-10 Parcel 14.01
This instrument prepared by: J. Bryan Echols, Dickinson Wright PLLC 424 Church Street, Suite 1401, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **THE UNITED METHODIST PUBLISHING HOUSE**, an Illinois not-for-profit corporation ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **TEN D, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth in Exhibit B attached hereto and incorporated herein by this reference.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth in Exhibit B attached hereto and incorporated herein by this reference.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor but not otherwise.

This is unimproved property known as 901 Demonbreun Street, Nashville, Davidson County, Tennessee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Executed this 13TH day of May, 2014.

GRANTOR:

THE UNITED METHODIST PUBLISHING HOUSE, an Illinois not-for-profit corporation

By: _____
NEIL M. ALEXANDER
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared NEIL M. ALEXANDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of **THE UNITED METHODIST PUBLISHING HOUSE**, an Illinois not-for-profit corporation, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13TH day of May, 2014.

Barbara Kimmins
Notary Public
My Commission Expires: _____

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is EIGHT MILLION NINE HUNDRED FIFTEEN THOUSAND THREE HUNDRED SEVENTY AND NO/100 DOLLARS ($8,915,370.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of May, 2014.

Notary Public
My Commission Expires: March 8, 2016



EXHIBIT A

PROPERTY DESCRIPTION

BEING A CERTAIN PARCEL OF LAND LYING IN THE NINETEENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS SHOWN AS MRS. PYLES LOT AND A PORTION OF THE MANSION LOT AS SHOWN ON THE FINAL PLAT ENTITLED "GOWDEY PLAN" OF RECORD IN PLAT BOOK 21, PAGE 86, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID PARCEL IS LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF DEMONBREUN STREET AND 10TH AVENUE SOUTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DEMONBREUN STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF 10TH AVENUE SOUTH;

THENCE, LEAVING SAID 10TH AVENUE SOUTH WITH SAID DEMONBREUN STREET, NORTH 62 DEGREES 35 MINUTES 27 SECONDS EAST, 168.59 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES IN THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY 116;

THENCE, LEAVING SAID DEMONBREUN STREET WITH SAID ALLEY 116, SOUTH 27 DEGREES 24 MINUTES 04 SECONDS EAST, 278.32 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN-SMITH ASSOCIATES AT THE NORTHEASTERLY CORNER OF CUMMINS STATION, L.L.C. OF RECORD IN DEED BOOK 9334, PAGE 760, R.O.D.C.T;

THENCE, WITH SAID CUMMINS STATION, SOUTH 62 DEGREES 35 MINUTES 27 SECONDS WEST, 168.59 FEET TO A P.K. NAIL (OLD) AT THE NORTHWESTERLY CORNER OF SAID CUMMINS IN THE EASTERLY RIGHT-OF-WAY LINE OF 10TH AVENUE SOUTH;

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 27 DEGREES 24 MINUTES 04 SECONDS WEST, 278.32 FEET TO THE POINT OF BEGINNING AND CONTAINING
46,923 SQUARE FEET OR 1.08 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BOARD OF PUBLICATION OF THE METHODIST CHURCH FROM H.G. HILL REALTY COMPANY BY WARRANTY DEED OF RECORD IN DEED BOOK 2341, PAGE 318, R.O.D.C.T. AND FROM THE THIRD NATIONAL BANK OF NASHVILLE BY INSTALLMENT DEED OF RECORD IN DEED BOOK 4092, PAGE 684, R.O.D.C.T.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2014, a lien but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 21, page 86, Register's Office for Davidson County, Tennessee.

3. All matters shown on Survey Job No. 13036-9715 dated October 13, 2013, and prepared by Ted J. Stevenson II, TN RLS #2136 of Ragan-Smith Associates, Inc., as may be revised.

4. Easements, restrictions and other matters of record.