SPECIAL WARRANTY DEED

FROM: Deborah Taylor Sarmadi

TO: SKC Jefferson Street, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
SKC Jefferson Street, LLC 2315 Brookside Drive Decatur, AL 35601	Same	081-16-0-412.00 081-16-0-411.00 092-04-0-004.00 092-04-0-003.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $200,000.00.

Affiant

Sworn to and subscribed before me, this 19th day of September, 2014.

Notary Public

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

My Commission Expires: 3-6-18

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Taylor Sarmadi** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **SKC Jefferson Street, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at Jefferson Street, Nashville, Davidson County, Tennessee 37208.

BILL GARRETT, Davidson County
Trans:T20140070481 DEEDWARRSP
Recvd: 09/19/14 15:57 5 pgs
Fees:28.00 Taxes:740.00
20140919-0086401

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 19th day of September, 2014.

SELLER: Deborah Taylor Sarmadi By: A. Scott Hubbard Attorney in fact

Deborah Taylor Sarmadi, by A. Scott Hubbard pursuant to Specific Power of Attorney dated September 11, 2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared A. Scott Hubbard, pursuant to Specific Power of Attorney dated September 11, 2014, for Deborah Taylor Sarmadi, 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 foregoing instrument for the purposes therein contained by signing his name pursuant to the Specific Power of Attorney dated September 11, 2014.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of September, 2014.

Traci Sellers
Notary Public

My Commission Expires: 3-6-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot 221 as shown on the Map entitled Harding's Second Addition to Nashville, of record in Book 21, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 2:

Land in Davidson County, Tennessee, being the southerly 57 feet of Lots 219 and 220 on the Plan of Harding's Second Addition to Nashville, of record in Book 21, page 58, Register's Office for Davidson County, Tennessee.

Said part of Lots fronts 57 feet on the easterly side of 16th Avenue North, formerly Park Street, and runs back with the northerly margin of an alley 100 feet to a dead line.

TRACT 3:

Land in Davidson County, Tennessee, being the westerly 23 feet of Lot 216 and the easterly 15 feet and 5 inches of Lot 217 of Harding's Second Addition to Nashville, of record in Book 21, page 58, Register's Office for Davidson County, Tennessee.

Said part of Lots fronts 40 feet and 5 inches on the north side of Meharry Blvd., formerly Harding Street, and runs back between parallel lines 170 feet to a 15 foot alley in the rear.

Being the same property conveyed to DEBORAH T. SARMADI AND MARK SARMADI by quitclaim deed from KEVIN MCCLAIN of record in Instrument No. 20081023-0106296, dated October 17, 2008, said Register's Office. DEBORAH T. SARMADI AND MARK SARMADI have conveyed their interest in said property to REUBEN WAYNE TAYLOR by quitclaim deed of record in Instrument No. 20090129-0007643, dated January 23, 2009, said Register's Office. REUBEN WAYNE TAYLOR has conveyed his interest in said property to DEBORAH TAYLOR SARMADI by quitclaim deed of record in Instrument No. 20100520-0039101, dated May 15, 2010, said Register's Office.

TRACT 4:

Land in Davidson County, Tennessee, being the east 30 feet 7 inches of the west 34 feet 7 inches of Lot No. 217 on the Map of Harding's 2nd Addition, of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 30 feet 7 inches on the north side of Meharry Blvd., formerly Harding Street, and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to CLARENCE DOWTHARD, ROBERT GOUGH, MRS. FLORENCE MOORE, GEORGE NELSON, JESSE SHIPP AND THOMAS WASHINGTON, NATIONAL TRUSTEES OF ORIGINAL CHURCH OF GOD-GENERAL BODY by deed from

MIRANDA GLEAVES AND HUSBAND, HERBERT Q. GLEAVES, CLARA BOMER AND HUSBAND, ROBERT BOMER, ANNIE DAVIS (WIDOW), JOHN H. DAVIS AND WIFE, ALMA DAVIS AND HELEN NAPIER AND HUSBAND, ERNEST D. NAPIER of record in Book 3946, Page 378, dated September 2, 1965, said Register's Office.

NATIONAL TRUSTEES OF THE ORIGINAL CHURCH OF GOD-GENERAL BODY have conveyed their interest in said property to NEW COVENANT FELLOWSHIP CHURCH OF GOD IN CHRIST, INC., by quitclaim deed of record in Instrument No. 20140827-0078353, dated January 6, 2014, said Register's Office.

NEW COVENANT FELLOWSHIP CHURCH OF GOD IN CHRIST, INC. has conveyed its interest in said property to DEBORAH TAYLOR SARMADI by quitclaim deed of record in Instrument No. 20140827-0078354, dated January 30, 2014, said Register's Office.

EXHIBIT B

1. Taxes for the year 2014, a lien due and payable.

2. Matters shown on the Plan of record in Book 21, page 58, said Register's Office.