Davidson County DEEDWARRSP
Recvd: 02/13/15 15:34 5 pgs
Fees:28.00 Taxes:5180.00
20150213-0013573

| ADDRESS NEW OWNER: | MAP/PARCEL | SEND TAX BILLS TO: |
|---|---|---|
| Valor Collegiate Academies<br>4527 Nolensville Road<br>Nashville, Tennessee 37211 | 147-11-142 | Same as New Owner |
| This instrument prepared by:<br>Bradley Arant Boult Cummings, LLP (BRS)<br>1600 Division Street, Suite 700, Nashville, Tennessee 37203 | | |

# SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **R & B INVESTMENTS**, a Tennessee joint venture (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **VALOR COLLEGIATE ACADEMIES**, a Tennessee nonprofit public benefit corporation (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 4527 Nolensville Road, Nashville, Davidson County, Tennessee 37211.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me this 13th day of February, 2015.

Notary Public
My Commission Expires: 6/20/2017

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed this 3rd day of February, 2015.

GRANTOR:

**R & B INVESTMENTS**
a Tennessee joint venture

By: _____
Name: Joseph U. Russell
Its: partner

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, the undersigned, Mark E Morrison, a Notary Public in and for the State and County aforesaid, personally appeared Joseph U. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner of R & B Investments, the within named bargainor, a Tennessee joint venture, and that as such partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself as such Partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 3rd day of February, 2015.

_____
Notary Public

My Commission Expires: _____

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

**Exhibit A**
**Property**

Land lying and being in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 2 on the Final Plat of Thompson Station, Section One, as shown on plan of record in Plat Book 9700, Page 847, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to R & B Investments, a Tennessee joint venture, by Warranty Deed dated July 24, 2003, of record at Instrument Number 20030728-0104732, Office of the Register for Davidson County, Tennessee.

**Exhibit B**
**Permitted Encumbrances**

1. All matters shown on Plat recorded in Book 9700, Page 847, and Book 7900, Page 505, as corrected by Surveyor's Certificate of Correction recorded in Instrument Number 20010295-0010847, Office of the Register for Davidson County, Tennessee.

2. Agreement for Restrictive Covenants of record in Book 8887, Page 56, said Register's Office.

3. Boundary Line and Driveway Easement Agreement of record in Book 8886, Page 977, said Register's Office.

4. Storm Water Detention and Drainage Facilities Easement of record in Book 8886, Page 984, said Register's Office.

5. Stormwater Detention Agreement of record in Book 11358, Page 225, said Register's Office.

6. Access, Parking and Stromwater Detention and Drainage Agreement of record in Book 11368, Page 575, said Register's Office.

# True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

