THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ANDREW GIBSON
648 Riverside Drive #410
Memphis, TN 38103

BILL GARRETT, Davidson County
Trans:T20150049461 DEEDWARRSP
Recvd: 06/22/15 10:04 4 pgs
Fees:23.00 Taxes:8325.00
20150622-0059273

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,250,000.00.

Affiant

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 19th day of June, 2015.

Notary Public

My Commission Expires: 6-21-2016

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
The Church at 9th and Rosa Parks LLC Attn: Chris Farren 1221 McGrace Lane Nashville, TN 37220	New Owner	Map 81-16 Parcels 260, 262 & 262.01 Map 82-13 Parcels 1 & 2

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NENR Murfreesboro Road Partnership, a Tennessee general partnership, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto The Church at 9th and Rosa Parks LLC, a Tennessee Limited Liability Company, referred to as "GRANTEE", their successors and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 801 Monroe Ave. & 1214 9th Avenue North, Nashville, Tennessee 37208.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

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 assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth in Exhibit B attached hereto.

GRANTOR does further covenant and bind herself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims by, through, or under the GRANTOR, only.

WITNESS its hand this 19 day of June, 2015.

GRANTOR
NENR Murfreesboro Road Partnership

BY: _____
William G. Wallis, Jr. Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William G. Wallis, Jr. Managing Partner of NENR Murfreesboro Road Partnership, 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, and who further acknowledged that he is the Managing Partner of NENR Murfreesboro Road Partnership, a Tennessee general partnership and is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand and official seal this 19 day of June, 2015.

_____
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
9/11/17

EXHIBIT A

TRACT I

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Addition of D. T. McGavock's Estate, of record in Book 1, Page 33, Chancery Court at Nashville.

Said Lot No. 11 fronts 50 feet on the easterly side of 9th Avenue, North and runs back along the southerly margin of an alley, 159.2 feet on the north line and 162.3 feet on the south line, to an alley in the rear, on which it measures 50 feet, more or less, excluding a small triangle out of the northeast corner of the lot for the intersection of said two alleys.

TRACT II

Being Lots No.s 13, 14, 15, 16 and the westerly part of Lot No. 17 on the Plan of the Addition of D. T. McGavock's Estate, of record in Book 1, Page 33, Chancery Court at Nashville, described together according to a survey made by William Collier Parrish Associates, Civil Engineers, January 11, 1961, as follows:

Beginning on the southerly margin of Monroe Street at the corner of Lots Nos. 12 and 13; thence with the southerly margin of Monroe Street, eastwardly 212 feet to the westerly margin of 8th Avenue, North, formerly Spruce Street, as widened; thence with with said Avenue, southwardly 151.20 feet to a spike in the northerly margin of an alley; thence with said alley, south 60° 14' west 214.05 feet to an iron stake at the corner of Lots Nos. 12 and 13; thence with the line between said two lots, northwardly 150.03 feet to the beginning.

TRACT III

Being the westerly part of Lot No. 18 on the Plan of the Addition to D. T. McGavock's Estate, of record in Book 1, Page 33, Chancery Court at Nashville, described according to a survey made by William Collier Parrish Associates, Civil Engineers, January 11, 1961, as follows:

Beginning at a spike in the southwest corner of 8th Avenue North, formerly Spruce Street, as widened, and the first alley south of Monroe Street; thence with the westerly margin of said Avenue, south 31° 29' east 50 feet to an iron stake on the northerly line of Lot No. 19; thence with said line, south 60° 16' west 107.52 feet to the easterly margin of an alley; thence with said alley, north 30° 51' west 44 feet to a turn in said alley; thence north 14° 42' 30" east 8.40 feet to an iron stake on the southerly margin of the first mentioned alley; thence, with same, north 60° east 101.05 feet to the beginning.

Being the same property conveyed to NENR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from JET-TN, L.P., A TENNESSEE LIMITED PARTNERSHIP of record in Instrument No. 20050412-0040685, dated April 11, 2005, said Register's Office. NENR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY has since conveyed its interest in said property to NENR MURFREESBORO ROAD PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP by quitclaim deed of record in Instrument No. 20050412-0040686, dated April 11, 2005, said Register's Office.

TRACT IV

That portion of Alley No. 213 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 70-1104 in the County Court Clerk's Office for said County.

NOTE: ORDINANCE NO. 70-1104 CLOSES ONLY A PORTION OF ALLEY NO. 213.

EXHIBIT B

Permitted Exceptions

1. All matters shown on the Plan of record in Plan Book 1, page 33, Chancery Court at Nashville.
2. Real Property taxes for the year 2015.