FROM: Tusculum Cumberland Presbyterian Church, a Tennessee nonprofit corporation

TO: Adoption Hope Foundation, a Tennessee nonprofit corporation, d/b/a The Carpenter's Square

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Adoption Hope Foundation 2220 8th Avenue South Nashville, TN 37204-2206	(same)	Map 119-13-0 Parcel 323.00

THIS INSTRUMENT PREPARED BY: Fisher Matthews PLLC, Tonya P. Matthews, Esq., 5556 Franklin Road, Suite 202, Nashville, Tennessee 37220

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 (or affirmed) before me on this 13th day of July, 2015 by David Karkan proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature of Notary Public

(Notary seal)

TONYA MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tusculum Cumberland Presbyterian Church, a Tennessee nonprofit corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Adoption Hope Foundation, a Tennessee nonprofit corporation, d/b/a The Carpenter's Square, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

See **Exhibit A** attached hereto for complete Legal Description

This is improved property located at 3016 Nolensville Road, Nashville, Tennessee 37211.

BILL GARRETT, Davidson County
Trans:T20150057146 DEEDWARRSP
Recvd: 07/14/15 14:57 4 pgs
Fees:23.00 Taxes:5180.00
20150714-0068654

Said property is transferred SUBJECT TO all matters shown on **Exhibit B** attached hereto and incorporated herein by 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 further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (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.

WITNESS my hand this 14th day of July, 2015.

Tusculum Cumberland Presbyterian Church, a Tennessee nonprofit corporation

By: Shirley B. Atnip
Name: Shirley B. Atnip
Title: Trustee TCPC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared SHIRLEY B. ATNIP, 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 TRUSTEE of Tusculum Cumberland Presbyterian Church, the within named bargainor, a Tennessee nonprofit corporation, and that he as such TRUSTEE of Tusculum Cumberland Presbyterian Church, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as TRUSTEE.

Witness my hand and seal at my office in BRENTWOOD, Tennessee, this the 14th day of JULY, 2015.

Luanne Davis
NOTARY PUBLIC

My Commission Expires: 9/5/17

LUANNE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires September 5, 2017

Exhibit A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Resubdivision Plat, Lots 1-4, 11-13, Block "B", M.J. Timmons Land, as shown on plat of record in Plat Book 7900, page 816, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tusculum Cumberland Presbyterian Church, a Tennessee nonprofit corporation, by deed recorded at Instrument No. 20130306-0022496, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2015 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 816, in the Register's Office for Davidson County, Tennessee.

3. Subject to Restrictions of record in Book 1163, Page 441 and Book 1281, Page 467, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4100, Page 458, in the Register's Office for Davidson County, Tennessee.

5. Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters shown on the survey prepared by Charles B. Moseley, Jr., TRLS #778, in association with land Surveying Services, dated June 17, 2015, File No. 601-15:

   (a) utility lines with poles, guy wires, valves, manholes and other related appurtenances;
   (b) alley asphalt pavement and fence encroachments in the northwesterly area, as shown.