BILL GARRETT, Davidson County
Trans:T20150079532 DEEDWARRSP
Recvd: 09/18/15 11:01 4 pgs
Fees:23.00 Taxes:3515.00

20150918-0094942

THIS INSTRUMENT PREPARED BY: MARCY E. SHELTON **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $950,000.00. Coreen Newcomb Affiant Subscribed and sworn to before me, this 17th day of September, 2015. Notary Public My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Parkside Builders, LLC Attn: Charles R. Chastain 400 Overbeck Lane, Suite 101 Nashville, TN 37204	Same	106-05-0-20.00 (part of) 106-05-0-19.00 106-05-0-17.00 106-05-0-15.00 106-05-0-16.00 106-05-0-148.00 106-01-0-113.00 106-01-0-114.00 106-01-0-115.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TREVECCA NAZARENE UNIVERSITY**, a Tennessee non-profit corporation, hereinafter called the Grantor, has bargained and sold, and **PARKSIDE BUILDERS, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land lying in the 17th Council District of Davidson County, Tennessee and being Lot 2 of The Flats at Walden Village Final Plat, not of record. Tract being bounded on the north by Otha J. Muse, etux as recorded in Book 2703, Page 255, Register's Office of Davidson County (RODC), on the east by Lot 1 of Resubdivision of Lot 1, Mercury Court as recorded in Instrument Number 200111060121600, RODC, on the east and south by Lot 1 of said The Flats at Walden Village Final Plat, and on the west by the eastern Right of Way (ROW) of Nance Street. Tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the eastern ROW of said Nance Street and being the southwest corner of the lot being described; thence along said ROW, North 01° 51' 02" East 247.13 feet to a point; thence North 02° 37' 00" East 144.25 feet to a point; thence North 87° 23' 00" West 1.82 feet to a point; thence North 01° 51' 02" East 207.83 feet to a point; thence South 68° 27' 33" East 115.39 feet to a point; thence South 18° 24' 06" West 25.00 feet to a point; thence South 68° 27' 33" East 104.82 feet to a point; thence South 08° 58' 02" West 133.17 feet to a point; thence South 84° 31' 37" East 103.44 feet to a point; thence South 07° 57' 08" West 192.42 feet to a point; thence North 82° 31' 00" West 38.78 feet to a point; thence South 05° 35' 47" West 183.27 feet to a point; thence North 86° 01' 25" West 216.19 feet to the point of beginning Tract contains 128,491 square feet or 2.95 acres, according to a survey by Robert M. Searson, RLS Number 1666, dated August 17, 2015.

Being some or all of those properties conveyed to Trevecca Nazarene University, a Tennessee non-profit corporation, by Warranty Deed from Patricia Shiver and Donald Douglas Daugherty, unmarried, of record as Instrument No. 20040227-0022303, and by Warranty Deed from G & G Real Estate, Inc., a Tennessee corporation, formerly Service Vending Company, Inc., of record as Instrument Number 199912080301028, and by Warranty Deed of from George E. Robinson and wife Gail M. Robinson of record as Instrument Number 200805230052976, and by Warranty Deed from Wayne Gallup and wife, Wilma Gallup of record as Instrument Number 20080502-0044957, and by Special Warranty Deed of record from Mildred Hudgins Realty, LLC, a Tennessee limited liability company and Leigh-Land Stables, LLC, a Tennessee limited liability company, of record as Instrument Number 20130903-0092776, and by Warranty Deed from William

Melvin Welch and wife, Joyce Welch, of record as Instrument Number 20130717-007405, Register's Office for Davidson County, Tennessee.

A new legal description was prepared for this transaction.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable.

2. Restrictive covenants of record in Book 15, page 568, Register's Office for Davidson County, Tennessee.

3. All matters on the Map of record in Book 2, page 32, Chancery Court at Nashville, Tennessee.

4. All matters appearing on the Map of record in Book 9700, Page 395, Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 1518, Page 568 and Book 1553, Page 435, Register's Office for Davidson County, Tennessee.

6. Declaration to close street of record in Book 1515, Page 444, Register's Office for Davidson County, Tennessee.

This is unimproved and improved property known as: 72, 74, 76, 78, 80, 82, 84, 86, and 88 Nance Lane, Nashville, TN 37210.

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. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 17th day of September, 2015.

GRANTOR:

TREVECCA NAZARENE UNIVERSITY,
a Tennessee non-profit corporation

By: David B Caldwell
David B. Caldwell,
EVP Finance and Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID B. CALDWELL**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **EVP FINANCE AND ADMINISTRATION** of **TREVECCA NAZARENE UNIVERSITY**, a Tennessee non-profit corporation, and is authorized by **TREVECCA NAZARENE UNIVERSITY**, a Tennessee non-profit corporation, to execute this instrument on behalf of **TREVECCA NAZARENE UNIVERSITY**, a Tennessee non-profit corporation.

WITNESS my hand, at office, this 17 day of September, 2015.

M E Sheet
Notary Public

My Commission Expires: 7/8/2017

MARCY E. SHEET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

553364.1/97-1310