ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Valor Collegiate Academies 4527 Nolensville Road Nashville, Tennessee 37211	being a portion of 147-11-0-140.00	Same as New Owner

This instrument prepared by:
Bradley Arant Boult Cummings, LLP (BRS)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20160011408 DEEDWARRSP
Recvd: 02/10/16 15:59 5 pgs
Fees:28.00 Taxes:18500.00
20160210-0012986

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, **JC SUN INVESTMENT, INC.** (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 4531 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.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00.

Affiant

Subscribed and sworn to before me this 10th day of February, 2016.

Notary Public
My Commission Expires: _____

NANCY E. HOBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

7/3787846.1

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 _____ day of February, 2016.

GRANTOR:

JC SUN INVESTMENT, INC.
a Tennessee corporation

By: _____
Name: James Sun
Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, Kimberly Daly Morris, a Notary Public in and for the State and County aforesaid, personally appeared James Sun, 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 President of JC Sun Investment, Inc., the within named bargainor, a Tennessee corporation, and that as such President, 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 President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 9th day of February, 2016.

_____
Notary Public

My Commission Expires: _____

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2017

Exhibit A
Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1, of the Resubdivision of Lot 1, Thompson Station, as of record in Plat Book 7900, Page 659, and Amended in Deed Book 9302, Page 175, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the southerly right-of-way line of Nolensville Road, at a corner common with For Future Development of Thompson Station, as of record in Plat Book 7900, Page 505, at the Register's Office for Davidson County, Tennessee, also being the property of Mt. View, LLC, as of record in Instrument Number: 20050916-01111556, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Nolensville Road, with a curve to the right, along an arc length of 61.76 feet, the central angle of which is 03 deg 43 min 04 sec, the radius of which is 951.77 feet, the chord of which is South 43 deg 47 min 53 sec East, 61.75 feet to an existing railroad spike, at a corner common with the Resubdivision of Lot 1, Thompson Station, also being the property of Namsup Ahn & Ar S. Jeong, as of record in Instrument Number: 20130919-0098814, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Nolensville Road, with the westerly property line of said Lot 2, South 42 deg 35 min 38 sec West, 216.52 feet to an existing pk nail;

Thence with the southerly property line of said Lot 2, South 49 deg 57 min 11 sec East, 114.24 feet to an existing iron rod;

Thence with the easterly property line of said Lot 2, North 39 deg 01 min 01 sec East, 10.00 feet to an existing iron rod, at a corner common with Lot 1 of the Resubdivision – Lot 4, 4537 Nolensville Road, as of record in Plat Book 5190, Page 560, at the Register's Office for Davidson County, Tennessee, also being the property of Christine Zheng Flood, Trustee, as of record in Instrument Number: 20100811-0063387, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Lot 1 of the Resubdivision - Lot 4, 4537 Nolensville Road, South 50 deg 15 min 06 sec East, 200.00 feet to an existing iron rod, at a corner common with the property of Charles Ronald Shacklett, Trustee, as of record in Instrument Number: 20090430-0039452, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Charles Ronald Shacklett, Trustee, South 39 deg 08 min 57 sec West, 110.02 feet to an existing iron rod;

Thence with the southerly property line of Charles Ronald Shacklett, Trustee, South 49 deg 54 min 11 sec East, 96.48 feet to an existing iron rod in the westerly right-of-way line of Cotton Lane;

Thence with the westerly right-of-way line of Cotton Lane, South 40 deg 55 min 52 sec West, 171.95 feet to an existing iron rod;

Thence South 29 deg 56 min 41 sec West, 553.90 feet to an existing iron rod, at a corner common with the property of O.I.C. Landmark Townhomes, as of record in Instrument Number: 20080110-0002933, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Cotton Lane with the northerly property line of O.I.C. Landmark Townhomes, North 52 deg 59 min 37 sec West, 544.89 feet to an existing iron rod, at a corner common with Sir Audubon Park, LLC, as of record in Instrument Number: 20131227-0130467, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Sir Audubon Park, LLC, North 13 deg 59 min 26 sec West, 49.38 feet to an iron rod set;

Thence with a line through the property of said Lot 1 of the Resubdivision of Lot 1, Thompson Station for the following five calls:

1) North 33 deg 39 min 41 sec East, 372.09 feet to a pk nail set;

2) with a curve to the right, along an arc length of 47.12 feet, the central angle of which is 90 deg 00 min 00 sec, the radius of which is 30.00 feet, the chord of which is North 78 deg 39 min 41 sec East, 42.43 feet to a pk nail set;

3) South 56 deg 20 min 19 sec East, 41.49 feet to a pk nail set;

4) with a curve to the left, along an arc length of 47.01 feet, the central angle of which is 89 deg 47 min 20 sec, the radius of which is 30.00 feet, the chord of which North 78 deg 46 min 01 sec East, 42.35 feet to an iron rod set;

5) North 33 deg 52 min 21 sec East, 283.19 feet to an iron rod set, at a corner common with Lot 1, Thompson Station, Phase One, as of record in Plat Book 9700, Page 847, at the Register's Office for Davidson County, Tennessee, also being the property of Mt. View, LLC, as of record in Instrument Number: 20050916-0111556, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 1 of Thompson Station, Phase One, North 40 deg 37 min 29 sec East, 317.00 feet to the POINT OF BEGINNING. Containing 432,566 square feet or 9.931 acres more or less.

Being part of the same property of JC Sun Investment, Inc., as of record in Instrument Number: 0080718-0073771, at the Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Ad Valorem real estate taxes for the current year, 2016, and all subsequent years for Map-Par. 147-11-0-140.00

2. All matters shown on Plat recorded in Book 7900, Page 659, amended in Book 9302, Page 175, Office of the Register for Davidson County, Tennessee.

3. Agreement for Restrictive Covenants of record in book 8887, Page 56, amended in Book 9302, Page 176, said Register's Office.

4. Storm Water Detention and Drainage Facilities Easement of record in Book 8886, Page 984, and in Book 9302, Page 257, said Register's Office.

5. Utility Easement of record in Book 9302, Page 263, said Register's Office.

6. Ingress/Egress Easement of record in Book 9302, Page 268, said Register's Office.

7. Agreement for a sewer pipe as set forth in instrument of record in book 5584, Page 120, said Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8037, Page 341, said Register's Office.

9. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4435, Page 62, Book 4435, Page 68, and in Book 4435, Page 74, said Register's Office.

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

11. Easement granted to Bellsouth Telecommunications, Inc., a Georgia Corporation of record in Book 9007, Page 106, said Register's Office.

12. All matters shown on the ALTA/ACSM Land Title Survey by R. Scot Cherry, TN RLS No. 1512 with Cherry Land Surveying, Inc., dated January 19, 2016 last revised January 20, 2016 and designated as Job No. 16013.