Davidson County DEEDWARRSP
Recvd: 04/08/16 16:27 9 pgs
Fees:48.00 Taxes:20351.78
20160408-0034075

This instrument prepared by:
Robert M. Holland, Jr., Esq.
Butler Snow LLP
150 Third Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
LifeWay Christian Resources of the Southern Baptist Convention One LifeWay Plaza Nashville, TN 37064	LifeWay Christian Resources of the Southern Baptist Convention One LifeWay Plaza Nashville, TN 37064	09204039000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 6th day of April, 2016, between CAPITOL VIEW JOINT VENTURE, a Tennessee general partnership ("Grantor") and LIFEWAY CHRISTIAN RESOURCES OF THE SOUTHERN BAPTIST CONVENTION, a Tennessee nonprofit corporation ("Grantee").

Grantor, in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration from Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey to Grantee and its heirs, successors and assigns, the real property situated in the County of Davidson and State of Tennessee, which is more particularly described on Schedule 1 hereto (the "Land"), together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and together with any estate, right, title, interest, or claim of Grantor, either in law or equity, to the above premises, and in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is unimproved property located on Jo Johnston Avenue, Nashville, Tennessee.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in FEE SIMPLE and that it has good right to sell and convey the same, but SUBJECT, HOWEVER, to the matters set forth in Schedule 2 hereto (the "Permitted Exceptions").

Grantor hereby covenants with Grantee, its heirs, successors, and assigns, to forever WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[signatures on following page]

IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

CAPITOL VIEW JOINT VENTURE, a Tennessee general partnership

By: C-Land Fund, LLC, a Delaware limited liability company, general partner

By: NML Real Estate Holdings, LLC, a Wisconsin limited liability company, its sole member

By: The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, its sole member

APPROVED LAW DEPT.

By: Northwestern Mutual Investment Management Company, LLC, a Delaware limited liability company, its wholly-owned affiliate

By: _____

Name: Daniel C. Knuth

Its: Director

By: Charlotte Eleventh Investments, LLC, a Tennessee limited liability company, general partner

By: _____

Name: _____

Title: _____

IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

CAPITOL VIEW JOINT VENTURE, a Tennessee general partnership

By: C-Land Fund, LLC, a Delaware limited liability company, general partner

By: NML Real Estate Holdings, LLC, a Wisconsin limited liability company, its sole member

By: The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, its sole member

APPROVED LAW DEPT.

By: Northwestern Mutual Investment Management Company, LLC, a Delaware limited liability company, its wholly-owned affiliate

By: _____

Name: Daniel C. Knuth

Its: Director

By: Charlotte Eleventh Investments, LLC, a Tennessee limited liability company, general partner

By: _____

Name: Dave Boyle

Title: Chief Manager

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Daniel C. Knuth with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Director of Northwestern Mutual Investment Management Company, LLC, Authorized Representative of The Northwestern Mutual Life Insurance Company, sole member of NML Real Estate Holdings, LLC, sole member of C-Land Fund, LLC, a Delaware limited liability company, a General Partner of Capitol View Joint Venture, a Tennessee general partnership, and that he, as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Director.

WITNESS my hand and Official Seal at office this 31st day of March, 2016.

ANNA K. BAGSTAD
NOTARY PUBLIC
STATE OF WISCONSIN

Anna K. Bagstad
Notary Public
My Commission Expires: October 30, 2018

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Manager of Charlotte Eleventh Investments, LLC, a General Partner of Capitol View Joint Venture, a Tennessee general partnership, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and Official Seal at office this _____ day of _____, 2016.

_____
Notary Public
My Commission Expires: _____

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Daniel C. Knuth with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Director of Northwestern Mutual Investment Management Company, LLC, Authorized Representative of The Northwestern Mutual Life Insurance Company, sole member of NML Real Estate Holdings, LLC, sole member of C-Land Fund, LLC, a Delaware limited liability company, a General Partner of Capitol View Joint Venture, a Tennessee general partnership, and that he, as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Director.

WITNESS my hand and Official Seal at office this 31st day of March, 2016.

ANNA K. BAGSTAD
NOTARY PUBLIC
STATE OF WISCONSIN

Anna K. Bagstad
Notary Public
My Commission Expires: October 30, 2018

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Paul TJ Bayle, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Manager of Charlotte Eleventh Investments, LLC, a General Partner of Capitol View Joint Venture, a Tennessee general partnership, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and Official Seal at office this 4th day of April, 2016.

KARYN R HAINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 09-28-2019

Karyn R. Haines
Notary Public
My Commission Expires: 9.28.19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,500,480.32.

AFFIANT:

Jerry Rhyne

Jerry Rhyne
Vice-President and CFO
LifeWay Christian Resources of the Southern Baptist Convention

Subscribed and sworn before me
this 6 day of April, 2016.

Connie Swinehart

NOTARY PUBLIC
My Commission Expires: 11/5/2018

CONNIE SWINEHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SCHEDULE 1
TO
SPECIAL WARRANTY DEED

Situated in Davidson County, State of Tennessee, being described as follows, to-wit:

Being Lot No. 6 on the Resubdivision of the Consolidation and Subdivision of Capitol View of record in Instrument No. 201509160093889, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to North Charlotte Avenue Holdings, LLC, a Tennessee limited liability company, by deed from Crosland Capitol View, LLC, a Tennessee limited liability company, of record in Instrument No. 200801180005919; as corrected by affidavit of record in Instrument No. 201310230110311 and by deed of correction of record in Instrument No. 201402180013776, Register's Office for Davidson County, Tennessee.

North Charlotte Avenue Holdings, LLC is now known as Capitol View Joint Venture, a Tennessee general partnership, as evidenced by Certificate of Conversion of record in Instrument No. 201404150031462, Register's Office for Davidson County, Tennessee.

SCHEDULE 2
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. 2016 real estate taxes not yet due and payable.

2. All matters as shown on Plat of record in Instrument No. 201509160093889, Register's Office for Davidson County, Tennessee.

3. Capitol View Amended and Restated Declaration of Covenants, Conditions and Restrictions being recorded simultaneously herewith.

4. Billboard Easement described in deed of record in Instrument No. 200607190086818, said Register's Office.

5. Rights retained in Metro Council Bill Nos. 74-1180, 82-1059 and 87-1869.

30571462v1

True Copy Certification

I, Deanna Wilkie, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IL

County of Cook

Personally appeared before me, ~~[Name of Notary]~~ Gladys E Marcano, a notary public for this county and state, ~~[name of person making certification]~~ Deanna Wilkie 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: _____
Notary' Seal (if on paper)

GLADYS E. MARCANO
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
December 17, 2017