BILL GARRETT, Davidson County
Trans:T20160035706 DEEDWARRSP
Recvd: 04/29/16 15:52 4 pgs
Fees:23.00 Taxes:14714.90
20160429-0042372

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Cornerstone Childcare Project, LLC **7836 Learning Lane** **Nashville, TN 37221**	**15500008800**	**Cornerstone Childcare Project, LLC** **7836 Learning Lane** **Nashville, TN 37221**

This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CORPORATE INVESTORS PARTNERSHIP VIII, LLC,** a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey, to **CORNERSTONE CHILDCARE PROJECT, LLC,** a Tennessee limited liability company (the "Grantee"), Grantee's 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 the following:

1. Real estate taxes for 2016 assumed by Grantee.

2. Water Supply and Easement Contract of record in Book 1196, page 260, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,977,000.00.

Subscribed and sworn to before me this 29th day of April, 2016.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Mar. 6, 2018

Notary Public

My Commission Expires: 3-6-18

3. Agreement for Dedication of easement for Sewer Line of record in Book 9740, page 979, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20110728-0057827, said Register's Office.

5. Storm Water Detention Agreement of record as Instrument No. 20110728-0057743, said register's Office.

6. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record as Instrument No. 20111216-0098175, said Register's Office.

7. Right of way of Old Harding Road as described in that certain Warranty Deed of record in Instrument No. 20110106-0001982, said Register's Office.

8. Right of tenant under unrecorded lease.

This is improved property located and known as **7836 Learning Lane, Nashville, Tennessee 37221.**

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 further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

By its acceptance of this Special Warranty Deed, Grantee agrees that the aforesaid lot or parcel of land and all improvements thereon are sold to and accepted by Grantee AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (other than the warranty of title set forth above).

[Balance of page intentionally left blank. Signature on following page.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 28th day of April, 2016.

CORPORATE INVESTORS PARTNERSHIP VIII, LLC

By: _____
Michael D. Baron
Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael D. Baron, 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 Managing Member of Corporate Investors Partnership VIII, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, 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 Managing Member.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 28th day of April, 2016.

_____
Notary Public

My Commission Expires:
6-21-2016

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

EXHIBIT A

(Legal Description)

Being land in the First Civil District of Davidson County, Nashville, Tennessee, located generally on the northwest side of Old Harding Pike, just northeast of Highway 100 and being more particularly as follows:

Beginning at the southeast corner of the Metropolitan Government Harpeth Valley School in the centerline of Old Harding Road, as of record in Deed Book 3946, Page 639, Deed Book 1968, Page 223 and Deed Book 1085, Page 284, Registers Office of Davidson County ("R.O.D.C.");

Thence, with the northeasterly line of said Harpeth Valley School, N36° 25'05"W, passing a 5/8" rebar with cap MES 1649 (to which all further reference to iron pins shall refer) at 30.00 feet, in all 247.18 feet to an iron pin set at the southwest corner of the herein described tract;

Thence, northwesterly line of Magnolia Hills Subdivision, as of record in Plat Book 7900, Page 809, R.O.D.C., N53° 15'40"W, 142.00 feet to a monument found with cap Wamble & Associates;

Thence, with the southerly line of said Magnolia Hills Subdivision, S71° 37'09"E, 138.06 feet to a monument found with cap Wamble & Associates at the corner of a wooden plank fence;

Thence, continuing with said line, S34° 05'29"E passing a monument with cap Wamble & Associates found at 120.57 feet, an iron pin set at 132.56 feet, in all 162.60 feet to the centerline of Old Harding Pike;

Thence, with the centerline of Old Harding Pike, S52° 51'40"W, 215.00 feet to the point of beginning.

Containing 56,205 square feet or 1.29 acres.

Being the same property conveyed to CORPORATE INVESTORS PARTNERSHIP VIII, LLC, by deed from BETTYE AGEE A/K/A BETTYE J. AGEE, of record as Instrument No. 20110106-0001982, dated December 30, 2010, said Register's Office.