THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20160037734 DEEDWARRSP
Recvd: 05/06/16 09:12 4 pgs
Fees:23.00 Taxes:3515.00
20160506-0044907

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 5th DAY OF May, 2016.

Notary Public
My Commission Expires: 7.2.18

FROM:
Mid-South District Church of the Nazarene, Inc., n/k/a Advisory Board MidSouth District Church of the Nazarene, Inc.

TO:
Beazer Homes Corp., a Tennessee Corp.

ADDRESS OF NEW OWNER:
Beazer Homes Corp., a Tennessee Corp
1018 Elm Hill Pike
Nashville, TN 37210f

SEND TAX BILLS TO:
Beazer Homes Corp.,
1018 Elm Hill Pike
Nashville, TN 37210
ATTN: Geoffrey Hart

MAP-PARCEL NO.:
Parcel ID#
10213001500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mid-South District Church of the Nazarene, Inc., n/k/a Advisory Board MidSouth District Church of the Nazarene, Inc. , hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Beazer Homes Corp., a Tennessee Corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is subject to those certain permitted encumbrances set forth on Exhibit B attached hereto and incorporated herein by this reference. Grantor shall be responsible for payment of any rollback taxes if any, when assessed.

This is ( ) Unimproved or (X) Improved property known as: 7125 Charlotte Pike, Nashville, TN 37209

TO HAVE AND TO HOLD the said real property together with all appurtenances, estate, title, interest, and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, 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.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 5th day of May, 2016.

GRANTOR -
Mid-South District Church of the Nazarene, Inc., n/k/a Advisory Board MidSouth District Church of the Nazarene, Inc.

By: Jeffrey A. Sexton, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey A. Sexton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Vice President, of Mid-South District Church of the Nazarene, Inc., n/k/a Advisory Board MidSouth District Church of the Nazarene, Inc.., the within named bargainer, a corporation/partnership, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mid-South District Church of the Nazarene, Inc., n/k/a Advisory Board MidSouth District Church of the Nazarene, Inc.., by Jeffrey A. Sexton, as such Vice President.

Witness my hand and official seal at office, this 5th day of May, 2016.

My commission expires: 7-2-18
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Beazer Homes Corp., a Tennessee corporation
7125 Charlotte Pike
Nashville, TN 37209

Legal Description

Situate, lying and being all that certain piece or parcel of land located in Councilmanic District 22, of Davidson County, Tennessee, said property standing in the name of Mid-South District Church of the Nazarene, (reference Instrument No. 20150304-0018865), said property also being a portion of Lot No. 5 on the plan of the A. B. Davidson Property, (reference Book 843 at Page 35), and being more particularly described as follows:

COMMENCING at a found concrete highway monument, (hereinafter CHM), said CHM lying in the easterly right-of-way line of Charlotte Pike, (also known as U. S. Highway 70N), an 80 foot wide public right-of-way, said CHM lying in the westerly line of Lot 1 of the A & H Subdivision, (hereinafter AHS), (reference Book 9700 at Page 911);

thence North 31 degrees 25 minutes 38 seconds East for a distance of 178.99 feet with aforesaid easterly right-of-way line of Charlotte Pike to a 1/2" found iron pin with a cap labeled 'RLS 1455', (hereinafter IPF), said IPF marking the northernmost corner of aforesaid Lot 1 of AHS, said IPF also marking the westernmost corner of the property described herein and being the true point and place of BEGINNING;

thence North 31 degrees 25 minutes 38 seconds East for a distance of 240.00 feet continuing with aforesaid easterly right-of-way line of Charlotte Pike to a 5/8" set iron pin with an orange cap labeled 'BYRD SURV INC', (hereinafter IPS), said IPS marking the westernmost corner of property standing in the name of Michael D. Shmerling Partners, G.P., (reference Instrument No. 20150325-0025766), said IPS also marking the northernmost corner of the property described herein;

thence departing aforesaid easterly right-of-way line of Charlotte Pike and with the southerly lines of aforesaid property standing in the name of Michael D. Shmerling Partners, G.P., the following two (2) courses:

(1) thence South 59 degrees 17 minutes 55 seconds East for a distance of 410.28 feet to a 5/8" IPF (bent) with no cap;

(2) thence South 19 degrees 52 minutes 00 seconds East for a distance of 306.61 feet to a 5/8" IPF with no cap lying in the westerly right-of-way line of U. S. Interstate 40, said IPF marking the southernmost corner of aforesaid property standing in the name of Michael D. Shmerling Partners, G.P., said IPF also marking the easternmost corner of the property described herein;

thence South 57 degrees 50 minutes 13 seconds West for a distance of 49.55 feet to an IPF with a cap labeled 'RLS 1455', said IPF lying North 58 degrees 13 minutes 18 seconds East at a distance of 56.39 feet from a CHM located in aforesaid westerly right-of-way line of U. S. Interstate 40, said IPF marking the easternmost corner of aforesaid Lot 1 of AHS, said IPF also marking the southernmost corner of the property described herein;

thence departing aforesaid westerly right-of-way line of U. S. Interstate 40 North 59 degrees 24 minutes 08 seconds West for a distance of 627.54 feet with the northerly line of aforesaid Lot 1 of AHS to an IPF, said IPF being the true point and place of BEGINNING and containing 131,717 square feet or 3.02 acres of land, more or less, all as shown on a drawing, (B12283-16), prepared by John M. Payne, RLS No. 845 of Byrd Surveying, Inc., and dated April 28, 2016.

Being the same property conveyed to Mid-South District Church of the Nazarene by Quitclaim Deed from Mid-South District Church of the Nazarene, Inc., Successors to Immanuel Church of the Nazarene which is now dissolved, of record in Instrument 20150304-0018865, said Register's Office, dated March 2, 2015.

Beazer Homes Corp., a Tennessee corporation
7125 Charlotte Pike
Nashville, TN 37209

Exhibit B, Permitted Encumbrances

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantee; (2) Water Line Easement of record in Book 4965, Page 804; (3) Sanitary Sewer and/or Storm Drainage Easement of record in Book 6813, Page 625; (4) Matters disclosed on the plat of record in Book 843, Page 35; and (5) All matters as shown on that certain ALTA/NSPS Land Title Survey, Project No. B12283-16, prepared by Byrd Suveying, Inc., dated April 28, 2016, and bearing the seal and certification of John M. Payne, TN Registered Land Surveyor, No. 845, including but not limited to the following:

a. 20-foot sewer easement with 8" Sanitary Sewer Line located therein traversing the northwesterly portion of the property.

b. Drainage swale with 48" and 36" reinforced concrete pipes located therein traversing the northwesterly portion of the property.

c. Overhead power lines traversing the western and southeastern portions of the property, traversing the middle of the property, and running along the southern boundary line of the property, along with accompanying power poles and facilities.

d. Electrical outlet located in the middle portion of the property.

e. Water meter located along the western boundary line, in the northern portion of the property.

f. Gas meter located next to the southwest corner of the building located on the property.

said Register's Office.

g. 40 foot minimum building setback line along Charlotte Pike.

h. 25-foot minimum building setback line along side lot lines.

i. 20-foot miniumum building setback line along rear lot line.

j. Overhead Telephone Line in the southern margin of the property.

k. Pedestrian bridge and concrete sidewalk located along the southern boundary and encroaching onto property of Charlotte Park Office Condominium property. This policy insures against any loss occasioned by the insured or their assigns as to said encroachment.

l. 1-foot waterline easement crossing the rear of the property.

m. Concrete flume located in northwestern portion of the property.

n. Gas line located along southwestern portion of the property.

o. Ditches traversing northern, southwestern rear portions of the property.

said Register's Office.