Davidson County DEEDWARR
Recvd: 06/13/16 10:01 4 pgs
Fees:23.00 Taxes:7030.00
20160613-0059354

THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
TFWG Investors, LLC 3333 Aspen Grove Drive Suite 130 Franklin, TN 37067	New Owner	Map & Parcel 106 05 0 165.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TREVECCA NAZARENE UNIVERSITY, a Tennessee Non-Profit Corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TFWG INVESTORS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 1st day of June, 2016.

GRANTOR:

TREVECCA NAZARENE UNIVERSITY,
a Tennessee non-profit corporation

By: David B Caldwell
David B. Caldwell
EVP Finance & Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named David B. Caldwell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the EVP Finance & Administration of Trevecca Nazarene University, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 16th day of June, 2016.

Notary Public

My Commission Expires: _____



Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Flats at Walden Village, as of record in Instrument No. 20151125-0119517, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Trevecca Nazarene University, a Tennessee Non-Profit Corporation, by deed dated May 1, 2008, from Wayne Gallup and wife, Wilma Gallup, of record in Instrument No. 20080502-0044957, Register's Office for Davidson County, Tennessee. By deed dated May 22, 2008, from George E. Robinson and wife, Gail M. Robinson, of record in Instrument No. 20080523-0052976, said Register's Office. By deed dated April 27, 2009, from Barbara Edmondson, Successor Trustee of the David H. Martin and Airlie C. Martin Revocable Living Trust, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, of record in Instrument No. 20090430-0039389, said Register's Office. By deed dated July 1, 2011, from Paul J. Eby and wife Martha Ann Eby as to one-half (1/2) undivided interest, and Jeffrey L. Eby and wife, Cyrisse R. Eby, as to a one-half (1/2) undivided interest, of record in Instrument No. 20110714-0053979 said Register's Office. By deed dated April 4, 2013, from The Meggs Family Limited Partnership, a Tennessee Limited Partnership, of record in Instrument No. 20130411-0036027, said Register's Office. By deed dated April 4, 2013, from Elizabeth Meggs Browning, a married woman, of record in Instrument No. 20130411-0036029, said Register's Office. By deed dated July 15, 2013, from William Melvin Welch and wife, Joyce Welch, of record in Instrument No. 20130717-0074053, said Register's Office. By deed dated August 30, 2013, from Mildred Hudgins Realty, LLC, a Tennessee Limited Liability Company, as to its 50.5% interest, and Leigh-Land Stables, LLC, a Tennessee Limited Liability Company, as to its 49.5% interest, of record in Instrument No. 20130903-0092776, said Register's Office. By deed dated January 15, 2014, from Dianne K. Hamilton, of record in Instrument No. 20140115-0004264, said Register's Office and by Quitclaim Deed dated March 2, 2015, from William Melvin Welch and wife, Joyce Welch, of record in Instrument No. 20150304-0018971, Register's Office for Davidson County, Tennessee.

Together with the rights and privileges contained in the Development Agreement and Grant of Easement dated as of June 1, 2016, by and between Trevecca Nazarene University, a Tennessee nonprofit corporation, and Parkside Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20160613-0059353 Register's Office for Davidson County, Tennessee.

Permitted Encumbrances:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 10605016500.

2. All matters appearing on the Plan of record as Instrument No. 20151125-0119517, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151209-0124005, Register's Office for Davidson County, Tennessee.

4. Development Agreement and Grant of Easement dated as of June 1, 2016, by and between Trevecca Nazarene University, a Tennessee nonprofit corporation, and Parkside Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20160613-0059353 Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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:

