This Instrument Prepared By:
Talbott Ottinger
McKenzie Laird PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

Davidson County DEEDWARRSP
Recvd: 06/15/16 13:41 7 pgs
Fees:38.00 Taxes:9990.00
20160615-0060628

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Family & Children's Service 201 23rd Avenue North Nashville, TN 37203	[SAME]	09211036900

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THOMAS LAND DELEOT, JR.,** a married man, **HARRY JOHNSON PHILLIPS III**, an unmarried man, and **JOHN WARD**, a married man, each owning a one-third (1/3) undivided interest as tenants in common (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **FAMILY & CHILDREN'S SERVICE,** a not for profit corporation organized under the laws of the State of Tennessee ("Grantee"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved real property known as **2400 Clifton Avenue, Nashville, Davidson County, Tennessee 37209**.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, their successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

I, Talbott P. Ottinger, 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.

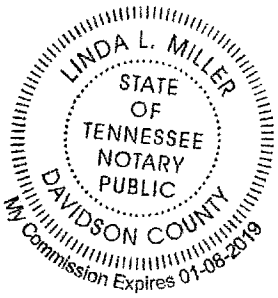
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



Witness my hand this 15th day of June, 2016.

GRANTORS:

Thomas Land Deleot, Jr.

Harry Johnson Phillips III

John Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Land Deleot, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Signature

Linda L Miller
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires:
1-8-2019

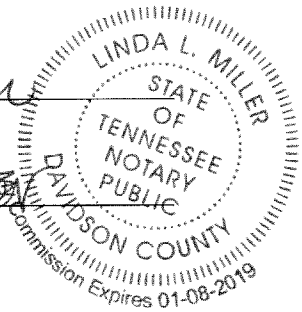
LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry Johnson Phillips III., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Linda L Miller
Notary Signature

Linda L Miller
Print Notary Name



NOTARY PUBLIC
State of Tennessee at Large

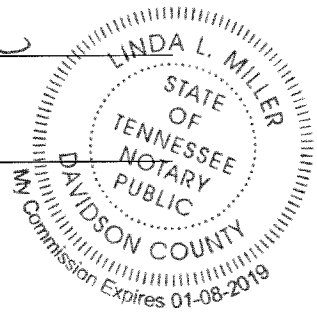
My Commission Expires:
1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Ward., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Linda L Miller
Notary Signature

Linda L Miller
Print Notary Name



NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires:
1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $2,700,000.00

Affiant

Subscribed and sworn to before me this the 15th day of June, 2016.

Notary Public

My Commission Expires: 1.8.2019

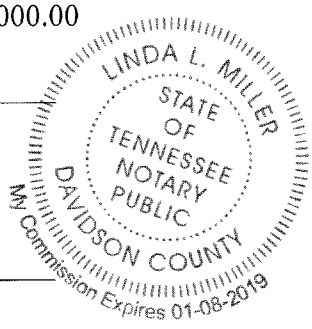


EXHIBIT A
LEGAL DESCRIPTION

TRACT I

Beginning at an iron rod in the northern right of way of Clifton Avenue, said point being the southeastern corner of the herein described tract and the southwestern corner of the R M Dixon Real Estate property as described in Instrument 20110805-0060509 RODC, being North 83°34'55" W, 30.50 feet from the northwest right of way of the railroad crossing Clifton Avenue;

Thence, with the north right of way of Clifton Avenue, N83°34'55" W, 113.62 feet to an iron rod at the southeast corner of the Mt. Nebo Baptist Church property as described in Deed Book 2280 Page 510 RODC; Thence, leaving said right of way, N07°19'52" E, 202.50 feet to an iron rod at the centerline of the terminus of Pearl Street; Thence, with the old centerline of Pearl Street, S82°53'24" E, 25.00 feet to an iron rod; Thence, N07°19'52" E, 202.50 feet to an iron rod in the southern right of way of Merry Street at the northeast corner of the John Hays' property as described in Instrument 20050103-0000634 RODC; Thence, with said right of way, S83°41'14" E, 206.80 feet to an iron rod at the northwest corner of the R M Dixon Real Estate property as described in Instrument 20110805-0060509 RODC; Thence, with Dixon's west line the next four calls, S06°56'40" W, 193.17 feet to an iron rod; Thence, S15°57'46" W, 97.73 feet to an iron rod; Thence, S44°28'05" W, 31.60; Thence, S50°18'54" W, 125.74 feet to the point of beginning and containing 80,929 square feet or 1.858 acres.

TRACT II

An easement for ingress and egress to Tract I for all purposes, on and over a tract of land being part of Lot Nos. 27 and 29 on the Joseph W. Bell Plan of record in Book 21, page 13, Register's Office for Davidson County, Tennessee and part of "closed" 24th Avenue North, declared closed, vacated and abandoned in Metropolitan County Council Bill No. 70-1313, and being more particularly described according to a property survey by John Kohl and Company, P.C., dated November 4, 1983, and revised November 10, 1983, as follows:

Beginning at a point in the Northerly margin of Clifton Avenue, at the Northwest intersection of the Illinois Central Railroad property and Clifton Avenue; thence with the Northerly margin of Clifton Avenue, N83°02'49"W, 30.51 feet to a point; thence N50°18'54"E, 125.74 feet to a point; thence N44°28'05"E, 31.60 feet to a fence post, said point being the Southwest corner of the above described Tract I; thence S65°17'05"E, 47.70 feet to a fence post in the Northwest margin of the Illinois Central Railroad property; thence with the Northwest margin of said Railroad property, S56°43'26"W, 157.82 feet to the point of beginning and containing 4766 square feet or 0.109 acres.

Being same property conveyed to Thomas Land Deleot, Jr., a married man, Harry Johnson Phillips III, an unmarried man, and John Ward, a married man, each owning a one-third (1/3) undivided interest as tenants in common by Quitclaim Deed from Clifton Avenue Partners, LLC, a Tennessee limited liability company, recorded on June 8, 2016 in Instrument No. 20160608-0057707 and previously conveyed to Clifton Avenue Partners, LLC, a Tennessee limited liability company by Warranty Deed from Jefferson A. Gorin, individually, Thomas H. Gorin, individually, Thomas H. Gorin, Trustee pursuant to the Last Will and Testament of Alfred Gorin and Leah G. Delozier, individually dated January 20, 2015 and recorded on January 22, 2015 in Instrument No. 20150122-0006369 as corrected by that certain Correction Warranty Deed recorded on June 7, 2016 in Instrument No. 20160607-0057406 and by Quitclaim Deed from Jeffery A. Gorin, individually, Thomas H. Goin, individually, Thomas H. Gorin, Trustee pursuant to the Last Will and Testament of Alfred Allen Gorin in Case No. 99-D1632, Probate Court for Davidson County, Tennessee, and Leah G. Delozier, individually to Clifton Avenue Partners, LLC, a Tennessee limited liability company, dated January 20, 2015 and recorded on January 22, 2015 in Instrument No. 20150122-0006370 and re-recorded on June 7, 2016 in Instrument No. 20160607-0057407, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 13 and Plat Book 57, Pages 124 and 127, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Subject to Metropolitan County Council Bill No. 70-1313.

4. Subject to all matters set forth in ALTA/ASCM Land Title Survey performed by Delle Land Surveying Job No. 14811, dated June 14, 2016.