SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO THIS DAY BEFORE ME, THIS THE 16TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-5-20

RACHEL BRYAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARRSP
Recvd: 06/20/16 14:04 5 pgs
Fees:28.00 Taxes:1850.00
20160620-0062546

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
RC Meridian Partners 2200 Abbott Martin Rd. Nashville, TN 37215	SAME	08203022700 08203022800 08203022900 & 08203023100

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RAY OF HOPE COMMUNITY CHURCH, a Tennessee nonprofit corporation, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto RC MERIDIAN PARTNERS, a Tennessee general partnership, hereinafter called "GRANTEE," its successors and assigns, all of GRANTOR'S right, title and interest in and to certain tracts or parcels of 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").

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on EXHIBIT B, attached hereto and incorporated herein by reference (the Permitted Encumbrances").

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 that the Property is free from all encumbrances made or suffered by GRANTOR, except to the extent otherwise set forth herein.

WITNESS our hand on June 16, 2016.

[Signatures and Notary Acknowledgment appear on following page]

RAY OF HOPE COMMUNITY CHURCH:

Maria Hall
Financial Secretary
Ray of Hope Community Church

Jan Strong-Johnson
Ray of Hope Community Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Maria Hall, Financial Secretary of Ray of Hope Community Church, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Financial Secretary of Ray of Hope Community Church and is authorized by Ray of Hope Community Church, to execute this instrument in her official capacity on behalf of Ray of Hope Community Church.

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

NOTARY PUBLIC

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-11-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jan Strong Johnson, _____ of Ray of Hope Community Church, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the _____ of Ray of Hope Community Church and is authorized by Ray of Hope Community Church, to execute this instrument in her official capacity on behalf of Ray of Hope Community Church.

Witness my hand, at office, this _____ day of June, 2016.

NOTARY PUBLIC

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-11-17

EXHIBIT A
Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning and an "X" in concrete at the intersection of the northerly right-of-way line of Cleveland Street in the westerly right-of-way line of Meridian Street;

Thence leaving the westerly right-of-way line of Meridian Street with the northerly right-of-way line of Cleveland Street, North 83 deg 11 min 07 sec West, 159.87 feet to an "X" in concrete at the intersection with Alley #328;

Thence leaving the northerly right-of-way line of Cleveland Street, with the easterly right-of-way line of Alley # 328, North 06 deg 13 min 09 sec East, 162.43 feet to an existing railroad spike;

Thence with the northerly right-of-way line of Alley #328, North 82 deg 45 min 34 sec West, 94.34 feet to an existing iron rod;

Thence with the easterly right-of-way line of Alley #328, North 06 deg 16 min 32 sec East, 88.00 feet to an existing iron rod, in the southerly property line of Robert O'Malley, Et Ux, as of record in Deed Book 7382, Page 311, at the Register's Office for Davidson County, Tennessee;

Thence leaving the right-of-way line of Alley #328, with the southerly property line of Robert O'Malley, Et Ux, South 83 deg 21 min 32 sec East, 6.00 feet to an existing iron rod;

Thence with the easterly property line of Robert O'Malley, Et Ux, North 06 deg 18 min 32 sec East, 50.00 feet to an existing iron rod;

Thence North 83 deg 29 min 57 sec West, 18.00 feet to an iron rod set;

Thence North 06 deg 18 min 34 sec East, 161.71 feet to an iron rod set in the southerly right-of-way of Vaughn Street;

Thence with the southerly right-of-way line of Vaughn Street, South 83 deg 32 min 19 sec East, 92.58 feet to an "X" in concrete at a corner common with the property of North Edgefield Organized Neighbors, as of record in Instrument Number: 20091208-0112167, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Vaughn Street, with the westerly property line of North Edgefield Organized Neighbors, South 06 deg 14 min 06 sec West, 149.86 feet to an iron rod set;

Thence with the southerly property line of North Edgefield Organized Neighbors, South 83 deg 24 min 23 sec East 173.45 feet to an existing iron rod in the westerly right-of-way line of Meridian Street;

Thence with the westerly right-of-way line of Meridian Street, South 06 deg 15 min 29 sec West, 314.14 feet to the POINT OF BEGINNING. Containing 78,118 square feet or 1.793 acres more or less.

Being the same property conveyed to Ray of Hope Community Church, as of record in Instrument Number: 20021126-0146500, Instrument Number: 20030109-000429, and Instrument Number: 20030224-0023741, at the Register's Office for Davidson County, Tennessee.

According to an ALTA survey by R. Scot Cherry, Tennessee RLS #1512, dated January 12, 2016, revised February 9, 2016, and certified June 7, 2016.

EXHIBIT B

Permitted Encumbrances

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J. M. EATHERLEY'S ADDITION TO EAST NASHVILLE, as recorded in Plat Book 57, page 138, and BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT, recorded in Plat Book 221, page 40, 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 USC 3604 (c).

2. All matters set out in Deed recorded in Book 7663, page 28.

3. All matters set out in Metropolitan Bill No. 63-39, recorded in book 3770, page 243.

4. Davidson County property taxes for 2016 and the years, thereafter, not yet due and payable.

5. All matters shown on the survey by R. Scot Cherry, Tennessee RLS #1512, dated January 12, 2016, revised on February 9, 2013, and certified on June 7, 2016.

Certificate of Authenticity

I, John Cobb Rochford, 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.

State of Tennessee

County of Davidson

Personally appeared before me, Rachel Bryan, a notary public for this county and state, John Cobb Rochford who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/5/20

RACHEL BRYAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON