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 30th day of June, 2016. Notary Public My Commission Expires:

Davidson County DEEDWARRSP
Recvd: 07/01/16 14:21 3 pgs
Fees:18.00 Taxes:7030.00
20160701-0067917

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Ray of Hope Community Church 901 Meridian Street Nashville, TN 37207	New Owner	135 00 0 076 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, Nashboro Center Partnership, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Ray of Hope Community Church, a Tennessee Non-Profit Corporation ("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 improved property located at 2311 Murfreesboro Pike, Nashville, Tennessee.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, 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 bind itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns 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 caused this instrument to be executed by its duly authorized partner on this 30th day of June, 2016.

GRANTOR:

NASHBORO CENTER PARTNERSHIP, a Tennessee general partnership

BY: _____
C. Leroy Norton, Jr., Authorized Partner

State of Tennessee

County of Davidson

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared C. Leroy Norton, Jr. Authorized Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized partner of NASHBORO CENTER PARTNERSHIP, a Tennessee general partnership the within name bargainor, a partnership, and that such person, as such authorized partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as authorized partner.

Witness my hand and seal, this 30th day of June, 2016.

_____
Notary Public

My Commission Expires:

_____

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ... MY COMMISSION ... 2020

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

CERTIFICATION
I do hereby make oath that I am 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 WILSON
On this 1st day of July, 2016, personally appeared before me, a notary public for this county and state, CHRISTIE J LANNOM who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: MAY 26, 2020

Exhibit "A"

Land laying in Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot 1 on the Resubdivision of Lots 3 and 4, Nashboro Center of record at Instrument No. 200302040014888, and according to a survey by R. L. Montoya, Land Surveying, Inc., dated March 20, 2003, more particularly described as follows:

Beginning at an iron rod in the Eastern margin of Una-Antioch Pike this being the Southwest corner of this herein described Parcel 76, Tax Map 135, T.A.O.D.C., TN and continuing along this said margin North 21 degrees 49 minutes 39 seconds East, 460.24 feet to a point; thence leaving said margin South 76 degrees 53 minutes 19 seconds East, 225.0 feet to a P.K. Nail; thence North 02 degrees 58 minutes 05 seconds West, 150 feet to a P. K. Nail; thence North 83 degrees 00 minutes 55 seconds East, 54.18 feet to an iron rod, this being the Northeast corner of this herein described parcel; thence with a curve to the right having a radius of 3,547.35 feet, a delta of 01 degrees 13 minutes 35 seconds, a tangent of 37.97 feet, a length of 75.94 feet and a chord of South 12 degrees 18 minutes 08 seconds East, 75.94 feet to an iron rod; thence North 75 degrees 39 minutes 22 seconds East, 10.00 feet to an iron rod in the western margin of Murfreesboro Pike; thence South 14 degrees 20 minutes 38 seconds East, 102.61 feet to an iron rod; thence leaving said margin South 75 degrees 39 minutes 22 seconds East, 55.00 feet to an iron rod; thence South 16 degrees 04 minutes 26 seconds West, 299.94 feet to an iron rod; thence South 08 degrees 29 minutes 05 seconds East, 20.00 feet past a power pole to a point; thence South 81 degrees 31 minutes 08 seconds West, 205.00 feet to a point; thence South 05 degrees 56 minutes 10 seconds West, 20.08 feet to a concrete monument; thence North 86 degrees 01 minutes 54 seconds West, 149.70 feet to the point of beginning of this herein described parcel, containing 3.043 acres; more or less.

BEING the same property conveyed to Nashboro Center, LLC, a Tennessee limited liability company by deed from Santa Margherita Real Estate Services, LLC of record in Instrument No. 200309180138493, Register's Office for Davidson County, Tennessee. Nashboro Center LLC having converted to a general partnership by agreement dated May 30, 2011 and evidenced by amendment filed with the Tennessee Secretary of State on June 29, 2011 and recorded as Instrument No. 20110902-0063516, 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. 135 00 0 076 00.

2. All matters appearing on the Plan of record as Instrument No. 20030204-0014888, Register's Office for Davidson County, Tennessee.

3. Restrictions as set forth in the Deed of record in Book 7579, page 628, Register's Office for Davidson County, Tennessee.

4. Terms and provisions of that certain lease from Commercial Investment, Inc. to The Goodyear Tire & Rubber Company, of record in Book 7720, page 470; as amended by Fourth Amendment of Lease of record in Book 7985, page 610, in the Register's Office for Davidson County, Tennessee.

5. Storm water detention agreement of record in Book 7404 page 327, Register's Office for Davidson County, Tennessee.

6. Agreement creating mutual Easements of record in Book 7579, page 633, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance to Metro Government of record in Book 8169, page 597, and Book 8169, page 615, Register's Office for Davidson County, Tennessee.