Davidson County DEEDWARRSP
Recvd: 02/06/17 14:04 5 pgs
Fees:28.00 Taxes:6743.24
20170206-0012500

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Purpose Preparatory Academy 220 Venture Circle Nashville, Tennessee 37228	070-160-018.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CSDCPC PURPOSE PREP, LLC**, a Delaware limited liability company ("***Grantor***") has this day bargained and sold and does hereby transfer and convey to **PURPOSE PREPARATORY ACADEMY, INC.**, a Tennessee nonprofit corporation (the "***Grantee***") that certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "***Property***").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantor covenants that except as may be specifically identified on Exhibit B hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Said Property is known as 220 Venture Circle, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,822,498.00.

Affiant

Subscribed and sworn to before me this 3rd day of February, 2017.

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Notary Public
My Commission Expires: 10-7-2019

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of this 1ST day of February, 2017.

GRANTOR:

CSDCPC PURPOSE PREP, LLC,
a Delaware limited liability company

By: CSDC Property Corporation, its sole member

By: _____
Name: Laura Fiemann
Title: Senior Vice President

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LAURA FIEMANN, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Senior Vice President of CSDC Property Corporation, the sole member of CSDCPC Purpose Prep, LLC, a Delaware limited liability company, the within bargainor, and that she as such Senior Vice President of the sole member of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name on behalf of the company.

WITNESS my hand and seal, in SCOTTSDALE, ARIZONA, this 1ST day of February, 2017.

OFFICIAL SEAL
SUSAN LYNN SICA
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expire
AUGUST 22, 2019

_____
NOTARY PUBLIC

My Commission Expires: 8/22/19

Exhibit A
Property

Being Tract No. 7C Section 15 Metro Center of record in Book 5190, Page 490, Register's Office for Davidson County, Tennessee, more particularly described as follows, according to survey of Volunteer Surveying dated November 8, 2005:

Beginning at a point in the northeast corner of the American Realty Trust, Inc. property as of record in Book 11503, Page 900, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Thence N 74° 12' 37" E, 47.41 feet to an iron pin;

Thence N 15° 58' 00" W, 48.99 feet to a P.K. nail;

Thence N 64° 02' 00" E 266.00 feet to a P.K. nail;

Thence S 07° 36' 44" E, 350.74 feet to an iron pin;

Thence S 83° 50' 39" W, 230.10 feet to a concrete monument;

Thence N 23° 49' 07" w, 261.42 feet to the point of beginning,

Containing 87,127.98 square feet or 2.0 acres.
Being the same property conveyed to CSDCPC Purpose Prep, LLC, a Delaware limited liability company, by Deed from 3C Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 201412150114652, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Ad valorem taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. All matters as shown on that certain plat of record in Book 5190, Page 490, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Exclusive Covenant, by MetroCenter Properties, of record in Book 5225, Page 120, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park, by MetroCenter Properties, of record in Book 7487, Page 952, in the Register's Office of Davidson County, Tennessee.

5. Matters that would be disclosed by a current and accurate survey and inspection of the subject premises.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: