THIS INSTRUMENT PREPARED BY:

Matthew T. Harris, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARRSP
Recvd: 05/01/17 15:40 6 pgs
Fees:33.00 Taxes:15230.87
20170501-0042758

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
CAP HOLDINGS, LLC **201 23rd Avenue North,** **Nashville, Tennessee 37203** Attn: Business Manager	Same
Map & Parcel No. 092 15 0 041.00	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FAMILY AND CHILDREN'S SERVICE**, a Tennessee nonprofit corporation ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **CAP HOLDINGS, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This improved property known as 201 23rd Avenue North, Nashville, TN 37203.

This conveyance of the Property is made subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its heirs and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said Property in fee simple, and has a good right to convey the Property. Except for the Permitted Exceptions, Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 27 day of April, 2017, to be effective May 1, 2017.

FAMILY AND CHILDREN'S SERVICE,
a Tennessee nonprofit corporation

By: Michael McGurdy
Name: MICHAEL McGURDY
Title: CEO

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned Notary Public in the state and county aforesaid, personally appeared Michael McGurdy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the CEO of **FAMILY AND CHILDREN'S SERVICE**, a Tennessee nonprofit corporation, the within named bargainor, and that he/she as such CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as such CEO.

WITNESS my hand, at office, this 27th day of April, 2017.

Sandra Jean Abernathy
NOTARY PUBLIC

My Commission Expires: 7-2-2018

SANDRA JEAN ABERNATHY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $4,116,450.00.

CRGraves

AFFIANT

Subscribed and sworn to before me this 1st day of May, 2017.

Catherine H. Gwyn

NOTARY PUBLIC

My Commission Expires: 5-5-20

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

4819-5529-4279 v1

2937419-000002

EXHIBIT A

Description of the Property

Tract I

The southerly fifty (50) feet of Lot No. 101 and the southerly fifty (50) feet of the easterly 85 feet of Lot No. 102 on the plan of Elliston's Addition, as of record in Book 21, page 141, Register's Office for said County, Said part of Lots Nos. 101 and 102 fronts 50 feet on the westerly side of 23rd Avenue North, formerly Elliston Avenue, and runs back between parallel lines with the northerly margin of Church Street, 185 feet to an alley.

Being the same property conveyed to Family and Children's Service, Inc., by deed of record in Book 4412, page 284, in the Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being the northerly 64 feet of the southerly 114 feet of Lot No. 101, and the northerly 64 feet of the southerly 114 feet of the easterly 85 feet of the Lot No. 102 on the Plan of Elliston's Addition, as of record in Book 21, page 141, Register's Office for said County.

Being the same property conveyed to Family and Children's Service by deed of record in Book 5256, page 956, in the Register's Office for Davidson County, Tennessee.

Tracts I and II are also described according to a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., January 19, 2017, last revised March 13, 2017, as follows:

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

Beginning at an existing pk nail at the intersection of the northerly right-of-way line of Brandau Place, 50 feet in the width and with the westerly right-of-way line of Twenty-Third Avenue North, 60 feet in width;

Thence leaving the westerly right-of-way line of Twenty-Third Avenue North, with the northerly right-of-way line of Brandau Place, South 59 deg 07 min 25 sec West, 184.31 feet to an existing pk nail at the intersection with the easterly right-of-way line of an unnumbered alley, 16 feet in width;

Thence leaving the northerly right-of-way line of Brandau Place, with the easterly right-of-way line of said unnumbered alley, North 30 deg 55 min 58 sec West, 113.94 feet to an existing railroad spike, at a corner common with the property of Marlene Eskind Moses, Trustee, as of record in Instrument Number: 20121105-0102002, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of said unnumbered alley with the southerly property line of Marlene Eskind Moses, Trustee, North 59 deg 09 min 23 sec East, 184.62 feet to an existing iron rod, in the westerly right-of-way line of Twenty-Third Avenue North;

Thence with the westerly right-of-way line of Twenty-Third Avenue North, South 30 deg 46 min 34 sec East, 113.84 feet to the POINT OF BEGINNING. Containing 21,008 square feet or 0.482 acres more or less.

EXHIBIT B

Permitted Exceptions

1. 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 Plat Book 21, Page 141, in the Register's Office of Davidson County, Tennessee.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by R. Scot Cherry, Cherry Land Surveying, Inc., RLS No. 1512, dated January 19, 2017, as revised March 13, 2017:

   -- Overhead utility lines crossing the northwesterly, southeasterly, and southwesterly boundaries of the Land.

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: