THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (NFG)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Lighthouse Ministries of Antioch TN, Inc. 5100 Blue Hole Road Antioch, TN 37013	Same	183-00-0-138.00 183-00-0-112.00

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, PERFECTING FAITH MINISTRIES INT'L, INC., F/K/A PERFECTING FAITH MINISTRIES, INC., a Tennessee nonprofit corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to LIGHTHOUSE MINISTRIES OF ANTIOCH TN, INC., a Tennessee nonprofit corporation and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 210 Battle Road, Antioch, Tennessee 37013.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[Signature Page Follows.]

BILL GARRETT, Davidson County
Trans:T20170044733 DEEDWARRSP
Recvd: 05/25/17 14:10 5 pgs
Fees:28.00 Taxes:8880.00
20170525-0052318

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 24 day of May, 2017.

PERFECTING FAITH MINISTRIES INT'L, INC., F/K/A PERFECTING FAITH MINISTRIES, INC.,
a Tennessee nonprofit corporation

By: Dale A. Jones
Name: Dale A. Jones
Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Dale A. Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of PERFECTING FAITH MINISTRIES INT'L, INC., F/K/A PERFECTING FAITH MINISTRIES, INC., a Tennessee nonprofit corporation, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 19 day of May, 2017.

Brenda Reynolds
Notary Public

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/10/19

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ WILLIAMSON)



The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 2,400,000.

John Yancey

John Yancey
Vice President

Sworn to and subscribed before me this 23 day of MAY, 2017.

Christine Lane

~~Notary~~ Public

My Commission Expires:

6/24/18

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Land in the 5th Civil District of Davidson County, Tennessee, and being Tract No. 1 according to a survey by Billy Carl Tomlin dated May 5, 1985, not of record and more particularly described as follows:

Beginning at an iron pin at the southerly margin of Old hickory Boulevard and the westerly margin of Battle Road; thence leaving the margin of Old Hickory Boulevard South 31 degrees 45 minutes East 32,2 feet; thence continuing along Battle Road South 7 degrees 15 minutes West 626 feet; thence South 7 degrees West 289 feet; leaving Battle Road North 83 degrees 30 minutes West 253 feet; thence a new line between Tracts 1 and 2, North 7 degrees East 892 feet to the southerly margin of Old Hickory Boulevard; thence along said margin North 81 degrees 30 minutes East 30 feet; thence North 86 degrees 30 minutes East 210 feet to the point of beginning and containing 5.40 acres, more or less.

TRACT 2:

Land in the 5th Civil District of Davidson County, Tennessee, and being Tract No. 2 according to a survey by Billy Carl Tomlin dated May 5, 1985, not of record and more particularly described as follows:

Beginning at an iron pin at the common northerly corners of Tracts 1 and 2 being 240 feet from the corner of Old Hickory Boulevard and Battle Road; thence following Old Hickory Boulevard South 81 degrees 30 minutes West 20 feet; thence South 71 degrees West 100 feet; thence South 67 degrees 15 minutes West 183 feet to the margin of Tract No. 3; thence leaving Old Hickory Boulevard along the margin of Tract No. 3, South 7 degrees West 757 feet; thence South 83 degrees 30 minutes East 264 feet; thence along the margin of Tract No. 1, North 7 degrees East 892 feet to the point of beginning and containing 5.05 acres more or less.

Being a portion of the property conveyed to Perfecting Faith Ministries, Inc., by deed recorded at Instrument No. 20030207-0017153, Register's Office of Davidson County, Tennessee; and further conveyed to Perfecting Faith Ministries Int'l Inc., by Quitclaim Deed of record at Instrument No. 20120312-0021359 in the Register's Office of Davidson County, Tennessee.

TRACT 3:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 8 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 16, 1976, not of record.

Said tract is bound in general on the North by Tracts 6 and 7; on the west by Edwards and Harris, on the South by Burkitt's Tract No. 9, on the East by Battle Road.

COMMENCING at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with the west margin of Battle Road North 34 degrees 35 minutes West 667 feet; and North 6 degrees 45 minutes East 910 feet to the point of beginning; thence with a new staked line North 84 degrees 5 minutes West 921 feet to an iron pin in Edwards & Harris' east fence line; thence with staked line South 84 degrees 5 minutes East 300 feet to an iron pin; thence with a new staked line South 84 degrees 5 minutes East 921 feet to an iron pin in the west margin of Battle Road; thence with the west margin South 6 degrees 45 minutes West 300 feet to the point of beginning, containing 6.33 acres more or less.

Being part of the same property conveyed to Perfecting Faith Ministries, Inc. by Warranty Deed of record at Instrument No. 20030207-0017153, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017 and subsequent years, a lien, not yet due and payable.

2. Sewer Easement between Open Arms Care Corporation, a Georgia corporation and Perfecting Faith Ministry, of record at Instrument No. 20030815-0118352, in the Register's Office of Davidson County, Tennessee.

3. Stormwater Detention Agreement by and between Perfecting Faith Ministries and Metropolitan Government of Nashville and Davidson County, of record at Instrument No. 20050510-0052515, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record at Instrument No. 20120424-0034895, in the Register's Office of Davidson County, Tennessee.

5. Zoning Order Appeal with the Metropolitan Board of Zoning Appeals, of record at Instrument No. 20031021-0155568, in the Register's Office of Davidson County, Tennessee.