BILL GARRETT, Davidson County
Trans:T20170046643 DEEDWARRSP
Recvd: 06/01/17 16:09 4 pgs
Fees:23.00 Taxes:9250.00
20170601-0054733

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Midtown Fellowship, Incorporated 2415 12th Avenue South Nashville, Tennessee 37204	118-09-0-033.00 and 118-09-0-271.00	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 and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FIRST EVANGELICAL REFORMED CHURCH** (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **MIDTOWN FELLOWSHIP, INCORPORATED** (the "**Grantee**"), Grantee's representatives, successors and assigns, certain 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**").

This 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**").

This is improved property located at 3410 Granny White Pike and 1016 Noelton Avenue, Nashville, Davidson County, Tennessee.

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

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2017.

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

Notary Public
My Commission Expires: 10-7-2019

of all persons whomsoever claiming by, through or under Grantor, and not otherwise, excepting (i) all claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 31st day of May, 2017.

GRANTOR:

FIRST EVANGELICAL REFORMED CHURCH

By: Paul E Ridge
Name: Paul Ridge
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Theresa Hostetler, a Notary Public in and for the State and County aforesaid, personally appeared Paul Ridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of First Evangelical Reformed Church, the within named bargainor, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the the company by himself as such Authorized Representative.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 31st day of May, 2017.

Theresa Hostetler
Notary Public
My Commission Expires:

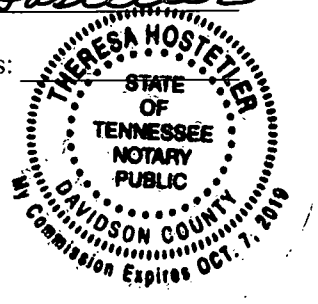


Exhibit A
Property

Land in Davidson County, Tennessee, being Lot(s) 1 and 2, as shown on the map entitled First Evangelical Reformed Church Property, of record as Instrument No 20091023-0098281, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to First Evangelical Reformed Church by deed from Edward Gasser Jr. and wife, Christine Simmons Gasser, of record in Book 2091, page 419, dated August 15, 1952, said Register's Office.

Exhibit B
Permitted Encumbrances

1. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

2. Real estate taxes, stand-by fees, and assessments (general and special) for the current year, 2017, and all subsequent years for Map-Par. 119-09-0-033.00 and 118-09-0-271.00.

3. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

4. Matters shown on the Plan of record as Instrument No. 20091023-0098281, Office of the Register for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers or Storm Drainage of record in Book 3934, page 243, Office of the Register for Davidson County, Tennessee.

6. Subject to all matters noted or depicted on plat of survey by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated December 9, 2016, last revised May 23, 2017, and designated as Job No. 16185ALT MHC.