17-05-034

Map & Parcel:
92-152.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARRSP
Recvd: 06/07/17 12:34 3 pgs
Fees:18.00 Taxes:4902.50
20170607-0057062

The actual consideration or value, whichever is greater, for this transfer is **$1,325,000.00**.

Affiant

Subscribed and sworn to before me this the 6th day of JUNE, 2017.

My Commission Expires: 7/2/18

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, STE. 301, NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
PEARL STREET FAMILY PARTNERS, G.P.
618 Church Street, Ste. 200
Nashville, TN 37219

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **GRACE M. EATON DAY CHILD CARE & EARLY LEARNING CENTER, A TENNESSEE NON-PROFIT CORPORATION**, hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **PEARL STREET FAMILY PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the **"Grantee"**, its successors and assigns, the following described real property located in Davidson County, Tennessee, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, if any, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property"):

(TRACT I)
LAND in Davidson County, Tennessee, Being Parts of Lots Nos. 27 and 28 in John R. Hudson's Plan of Lots, as of record in Book 21, Page 136, Register's Office for said county, and more particularly described as follows:

BEGINNING at the Northwest corner of Pearl or Gay Street and Robertson Street, now 17th Avenue North; running thence with the Northerly margin of Gay Street Westwardly 86 feet to a point; thence Northwardly and Parallel with 17th Avenue North 163 feet to a point; thence Eastwardly and Parallel with Gay Street 86 feet to the Westerly margin of 17th Avenue North; thence with the Westerly margin of 17th Avenue North Southwardly 163 feet to the point of beginning. Being part of the property conveyed to United Charities by deed from Joseph R. West, Clerk and Master of Record in Book 668, Page 124, said Register's Office.

(TRACT II)
LAND in Davidson County, Tennessee, being the Northerly 62 feet of Lot No. 27 and the Easterly 37 feet of the Northerly 62 feet of Lot No. 28 in John R. Hudson's Plan of Lots, as of record in Book 21, Page 136, Register's Office for said County, and more particularly described as follows:

BEGINNING at a point in the Westerly side of 17th Avenue North, formerly Addison Avenue, 163 feet North from the Northwesterly corner of Pearl or Gay Street and 17th Avenue North, and running thence Westwardly and parallel with said Pearl or Gay Street 96 feet to a point; thence Northwestwardly and parallel with 17th Avenue North 62 feet to the Southerly side of an alley; thence the Westerly margin of 17th Avenue North; thence Southerly and with the westerly margin of 17th Avenue North 62 feet to the point of beginning.

LESS and except that portion dedicated to alley # 618 in Metro Ord. 65-539 (5' feet of the westerly side of said Lot), plus half of the abandoned alley (5') regained in Metro Ord. 97-775. (The ordinances basically took 5' feet of the westerly line and when the alley was abandoned in the 97 Ordinance, the 5' was added back to the tract and thus the tract reverted back to the same legal in 2693/257), and The southerly one-half of alley 618 abandoned in Metro Ordinance 72-409.

- CONTINUED -

(TRACT III)
BEING the Easterly 49 feet of the Southerly 40 feet of Lot No. 49 and the Southerly 40 feet of Lot No. 50 on the John R. Hudson plan of lots, as of record in Book 21, Page 136, Register's Office for said County.
SAID parts of Lots 49 and 50 front together 40 feet on the Westerly side of 17th Avenue North, formerly Robertson Street and run back between parallel lines, with the Northerly margin of an alley, 108 feet to a 10 foot alley in the rear.

(TRACT IV)
LAND in Davidson County, Tennessee, being the southerly 153 feet of Lots Nos. 29 and 30, and the easterly 32 feet of the southerly part as hereafter described, of Lot No. 28 on the map of John R. Hudson's Addition, as of record in Book 21, Page 136, of the Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey made on December 28, 1951, by George W. Watkins, Surveyor, as follows:

BEGINNING at the Northeasterly corner of the intersection of Pearl and Hudson Streets, and running thence Northwardly with the Easterly margin of Hudson Street 153 feet to a point, marked by an iron pin, being the Southwesterly corner of the property conveyed to James W. Jones and wife by United Charities by deed recorded in Book 1139, Page 40, of said Register's Office; thence eastwardly with said Jones' Southerly line and parallel with the Northerly margin of Pearl Street 130 feet to a point, marked with an iron pin; thence Northerly with said Jones' Easterly line and parallel with Hudson Street 10 feet to appoint, marked with an iron pin; thence Eastwardly and parallel with Pearl Street 20 feet to a point marked with an iron pin, in the Southerly margin of the property conveyed to William Marsh and Wife by deed from United Charities recorded in Book 1250, Page 268, said Register's Office; thence Southwardly with the Westerly margin of the property conveyed to the Grace M. Eaton Day Home, Inc., by deed from United Charities recorded in Book 1116, Page 159, of said Register's Office, and parallel with the Westerly margin of 17th Avenue North, 163 feet to a point in the Northerly margin of Pearl Street, which point is marked with an iron pin; thence Westwardly with said Northerly margin of Pearl Street, 150 feet to the beginning.

BEING all the same property conveyed to Grace M. Eaton Day Home, a Tennessee Corporation and Grace. Eaton Day Home, Inc. by deeds of record in Book 1116, Page 159, Book 2693, Page 257, Book 4577, Page 503, Book 4790, Page 579, and in Book 4790, Page 583, said Register's Office and part of the land abandoned by Metro Ordinances 72-409 and 97-775 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee. Grace M. Eaton Day Home is N/K/A Grace M. Eaton Child Care & Early Learning Center, a Tennessee Non-Profit Corporation by Articles of Amendment in of record in the Tennessee Secretary of State's Office, of record in Instrument No. 20170522-0050238, said Register's Office.

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 further covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, and through or under Grantor.

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

Taxes have NOT been prorated and will be paid by the Grantee herein for current tax year.

Subject property being property located at **1708 PEARL STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37203.**

- CONTINUED -

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 6th day of JUNE, 2017.

GRACE M. EATON DAY CHILD CARE & EARLY LEARNING CENTER,
A TENNESSEE NON-PROFIT CORPORATION

BY: _____
DEWAYNE SCOTT, CHAIR OF THE BOARD

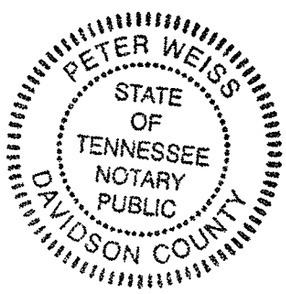
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **DEWAYNE SCOTT** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the CHAIR OF THE BOARD of **GRACE M. EATON DAY CHILD CARE & EARLY LEARNING CENTER,** the within named bargainor, and that he as such Chair of the Board, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the a Tennessee Non-Profit corporation by himself, as such Officer.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2017.

My Commission Expires: 7/2/18

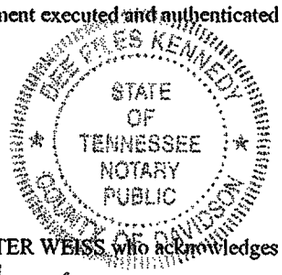
_____
Notary Public



I, the undersigned, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)



Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

_____
Notary Public