BILL GARRETT, Davidson County
Trans:T20170065247 DEEDWARRSP
Recvd: 07/31/17 09:44 14 pgs
Fees:73.00 Taxes:9250.00
20170731-0077126

This Instrument Prepared By:
Tracy Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Middle Tennessee Foundation Holdings, LLC	Middle Tennessee Foundation Holdings, LLC	72-15/182
1701 17th Avenue S.	1701 17th Avenue S.	72-15/183
Nashville, Tennessee 37212	Nashville, Tennessee 37212	72-15/185
		72-15/188

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Two Million Five Hundred Thousand and 00/100 Dollars ($2,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of July, 2017.

Notary Public

My Commission Expires: January 6, 2020

THOMAS J. CARTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

For and in consideration of the sum of Two Million Five Hundred Thousand and 00/100 Dollars ($2,500,000.00), the receipt and sufficiency of which are hereby acknowledged, TRUSTEES OF FAMILY AFFAIR MINISTRIES FELLOWSHIP ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MIDDLE TENNESSEE FOUNDATION HOLDINGS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 1600 Riverside Drive, 1600 Porter Road, 1604 Porter Avenue, and 1610 Porter Avenue, Nashville, Davidson County, Tennessee 37216.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURES APPEARS ON THE FOLLOWING PAGES]

Witness my hand this ___ day of July, 2017.

GRANTOR:

TRUSTEES OF FAMILY AFFAIR MINISTRIES FELLOWSHIP:

Glenda Gleaves Sutton

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Before me, Victoria A. Horton, a Notary Public of said County and State, personally appeared **GLENDA GLEAVES SUTTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE OF FAMILY AFFAIR MINISTRIES FELLOWSHIP**, the within named bargainor, and that she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of **FAMILY AFFAIR MINISTRIES FELLOWSHIP**.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 11 day of July, 2017.

Victoria A. Horton
Notary Public

My Commission Expires: June 12, 2019

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGES]

VICTORIA A. HORTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Dair Sutton

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Before me, Dair Sutton, a Notary Public of said County and State, personally appeared **DAIR SUTTON**, 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 **TRUSTEE OF FAMILY AFFAIR MINISTRIES FELLOWSHIP**, the within named bargainor, and that he as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of **FAMILY AFFAIR MINISTRIES FELLOWSHIP**.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 17 day of July, 2017.

Victoria A. Horton
Notary Public

My Commission Expires: June 12, 2019

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGES]

VICTORIA A. HORTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Vera Williams Davis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Carlos R Berrios, a Notary Public of said County and State, personally appeared **VERA WILLIAMS DAVIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE OF FAMILY AFFAIR MINISTRIES FELLOWSHIP**, the within named bargainor, and that she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of **FAMILY AFFAIR MINISTRIES FELLOWSHIP**.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17th day of July, 2017.

Notary Public

My Commission Expires: My Commission Expires June 21, 2020

CARLOS ROBERTO BERRIOS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGES]

Mary Braswell

Mary Braswell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Kesha Ford, a Notary Public of said County and State, personally appeared **MARY BRASWELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE OF FAMILY AFFAIR MINISTRIES FELLOWSHIP**, the within named bargainor, and that she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of **FAMILY AFFAIR MINISTRIES FELLOWSHIP**.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17 day of July, 2017.

Kesha Ford

Notary Public

KESHA FORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 5, 2018

My Commission Expires: November 5, 2018

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGES]

Thommye' A-L. Davis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Carlos R. Berrios a Notary Public of said County and State, personally appeared **THOMMYE' A-L. DAVIS**, 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 **TRUSTEE OF FAMILY AFFAIR MINISTRIES FELLOWSHIP**, the within named bargainor, and that he as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of **FAMILY AFFAIR MINISTRIES FELLOWSHIP**.

Witness my hand and seal, at Office in Nashville, Tennessee, this 15th day of July, 2017.

Notary Public

CARLOS ROBERTO BERRIOS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: My Commission Expires June 21, 2020

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGES]

Eric D. Philip

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Before me, Victoria A. Horton, a Notary Public of said County and State, personally appeared **ERIC D. PHILIP**, 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 **TRUSTEE OF FAMILY AFFAIR MINISTRIES FELLOWSHIP**, the within named bargainor, and that he as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of **FAMILY AFFAIR MINISTRIES FELLOWSHIP**.

Witness my hand and seal, at Office in Hendersonville Tennessee, this 17 day of July, 2017.

Victoria A. Horton
Notary Public

My Commission Expires: June 6, 2019

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGES]

VICTORIA A. HORTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Ray Tate

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Christopher Jefferson, a Notary Public of said County and State, personally appeared **RAY TATE**, 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 **TRUSTEE OF FAMILY AFFAIR MINISTRIES FELLOWSHIP**, the within named bargainor, and that he as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of **FAMILY AFFAIR MINISTRIES FELLOWSHIP**.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17th day of July, 2017.

Notary Public

CHRISTOPHER JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 8, 2021

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGES]

Patrice Tate

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, H. Meadors, a Notary Public of said County and State, personally appeared **PATRICE TATE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE OF FAMILY AFFAIR MINISTRIES FELLOWSHIP**, the within named bargainor, and that she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of **FAMILY AFFAIR MINISTRIES FELLOWSHIP**.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27 day of July, 2017.

H. Meads
Notary Public

My Commission Expires: 3-8-21

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGES]

H MEADORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dionne Hall

Dionne Hall

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, Deborah L Hotchkiss, a Notary Public of said County and State, personally appeared **DIONNE HALL**, 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 **TRUSTEE OF FAMILY AFFAIR MINISTRIES FELLOWSHIP**, the within named bargainor, and that he as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of **FAMILY AFFAIR MINISTRIES FELLOWSHIP**.

Witness my hand and seal, at Office in Smyrna, Tennessee, this 27 day of July, 2017.

Deborah L. Hotchkiss

Notary Public

My Commission Expires: 05/05/2020

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGES]



Juri D. Hall

Juri D. Hall

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, Deborah L Hotchkiss, a Notary Public of said County and State, personally appeared **JURI D. HALL**, 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 **TRUSTEE OF FAMILY AFFAIR MINISTRIES FELLOWSHIP**, the within named bargainor, and that he as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of **FAMILY AFFAIR MINISTRIES FELLOWSHIP**.

Witness my hand and seal, at Office in Smyrna, Tennessee, this 17 day of July, 2017.

Deborah L. Hotchkiss

Notary Public

My Commission Expires: 05/05/2020

DEBORAH L HOTCHKISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 1, 2, 3, 21, 22, 23, 24, 25, 26 and 27, as shown on the map entitled Porter Road Subdivision of the Shingle Property, of record in Plat Book 843, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Trustees of Riverside Baptist Church a/k/a New Life Baptist Church, by Warranty Deed to the Trustees of Family Affair Ministries, of record in Instrument No. 20050322-0030989, in the Register's Office for Davidson County, Tennessee.

Included in the above description, but excluded from this conveyance is property condemned from Grantors by Mallory Morgan; said property being particularly described in Order of record as Instrument No. 20170627-0064776.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2017 for Davidson County, Tennessee, and subsequent years for Map-Par. 72-15/188, 72-15/183, 72-15/185, and 72-15-182.

2. Matters shown on the Plat of record in Book 843, Page 38, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4144, page 672, said Register's Office.