SPECIAL WARRANTY DEED

FROM: Rita Ellen Kaplan

TO: Montgomery Bell Academy of
The University of Nashville

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Montgomery Bell Academy of The University of Nashville 4001 West End Avenue Nashville, TN 37205	Same	103-16-0-067

BILL GARRETT, Davidson County
Trans:T20170071902 DEEDWARRSP
Recvd: 08/18/17 11:31 4 pgs
Fees:23.00 Taxes:4995.00
20170818-0085071

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,350,000.00.

Affiant

Sworn to and subscribed before me this 18 day of August, 2017.

Notary Public

My Commission Expires: My Commission Expires Oct. 7, 2019

CRISTINA E. STANFILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rita Ellen Kaplan** (the "Seller") by these presents does transfer, sell and convey unto **Montgomery Bell Academy of The University of Nashville** (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved real property located at 401 Wilson Boulevard, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 18th day of August, 2017.

SELLER: _____
Rita Ellen Kaplan

CRISTINA E. STANFILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rita Ellen Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal at office in Nashville, Tennessee, this 18 day of August, 2017.

_____
Notary Public

My Commission Expires: My Commission Expires Oct. 7, 2019

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 40 on the Map of Kimpalong Place, of record in Book 547, page 18, Register's Office for said County.

Said Lot No. 40 fronts 127.5 feet on the westerly side of Wilson Avenue and extends back 235.8 feet on the southerly line and 210.5 feet on the northerly line, with the southerly margin of Brighton Road, to the easterly line of Lot 41, measuring 123 feet thereon.

Being the same property conveyed to MICHEL G. KAPLAN AND WIFE, RITA ELLEN KAPLAN, by deed from KARL VAN DEVENDER AND WIFE, KATHLEEN W. VAN DEVENDER, of record in Book 5856, page 587, dated March 1, 1982, said Register's Office. The said Michel G. Kaplan having since died on or about February 15, 2017 leaving Rita Ellen Kaplan the surviving tenant by the entirety.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Book 547, page 18, said Register's Office.

3. Sanitary Sewer Easement of record in Book 3912, page 168, said Register's Office