BILL GARRETT, Davidson County
Trans:T20170075654 DEEDWARRSP
Recvd: 08/30/17 10:23 6 pgs
Fees:33.00 Taxes:18500.00
20170830-0089130

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

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Montgomery Bell Academy of the University of Nashville 4001 Harding Road Nashville, TN 37205	Same	Part of Map No. 103-16 Parcel 20

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, the BOARD OF ELDERS OF VINE STREET CHRISTIAN CHURCH (DISCIPLES OF CHRIST), a Tennessee non-profit corporation (being one and the same as the Board of Elders of Vine Street Christian Church of Nashville, Tennessee, Inc.) (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to MONTGOMERY BELL ACADEMY OF THE UNIVERSITY OF NASHVILLE, a Tennessee non-profit corporation, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A 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 consisting of approximately 3.47 acres constituting a portion of the property owned by Grantor having an address of 4101 Harding Road, Nashville, TN 37205.

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

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 through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the 30th day of August, 2017.

BOARD OF ELDERS OF VINE STREET CHRISTIAN CHURCH (DISCIPLES OF CHRIST), a Tennessee non-profit corporation (being one and the same as the Board of Elders of Vine Street Christian Church of Nashville, Tennessee, Inc.)

By: Julia D. Keith, Chair
Julia D. Keith, Chair

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Julia D. Keith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Chair of the BOARD OF ELDERS OF VINE STREET CHRISTIAN CHURCH (DISCIPLES OF CHRIST), a Tennessee non-profit corporation (being one and the same as the Board of Elders of Vine Street Christian Church of Nashville, Tennessee, Inc.), and is authorized to execute this instrument as the Chair of the Board of such corporation.

WITNESS my hand, at office, this 23rd day of August, 2017.

Notary Public

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

11-6-17

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,000,000.00.

MONTGOMERY BELL ACADEMY OF THE UNIVERSITY OF NASHVILLE, a Tennessee non-profit corporation

By: Bradford Gioia

Name: Bradford Gioia

Title: Headmaster

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

Michael S. Peek

Notary Public

My Commission Expires:

January 9, 2018

MICHAEL S. PEEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Harding Pike, and the westerly right-of-way line of Montgomery Bell Avenue;

Thence leaving the southerly right-of-way line of Harding Pike, with the westerly right-of-way line of Montgomery Bell Avenue, South 21 deg 36 min 09 sec East, 309.64 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 181.82 feet, the central angle of which is 27 deg 11 min 59 sec, the radius of which is 383.00 feet, the chord of which is South 08 deg 00 min 09 sec East, 180.12 feet to an existing iron rod;

Thence South 05 deg 35 min 50 sec West, 172.95 feet to an existing iron rod, at a corner common with the property of Montgomery Bell Academy of the University of Nashville, as of record in Instrument Number: 20130301-0020516, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Montgomery Bell Avenue with the northerly property line of Montgomery Bell Academy of the University of Nashville, North 83 deg 07 min 51 sec West, 435.09 feet to an existing iron rod in the northerly terminus of Ensworth Avenue, at a corner common with the property of Metropolitan Nashville, LLC, as of record in Instrument Number: 20161110-0119342, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly terminus of Ensworth Avenue with the easterly property line of Metropolitan Nashville, LLC, North 05 deg 31 min 55 sec East, 184.84 feet to an existing iron rod in the southerly terminus of Vine Court;

Thence with the southerly terminus of Vine Court, South 84 deg 28 min 05 sec East, 25.00 feet to an existing iron rod at the intersection with the easterly right-of-way line of Vine Court;

Thence leaving the southerly terminus of Vine Court with the easterly right-of-way line of Vine Court, North 05 deg 31 min 55 sec East, 58.17 feet to an iron rod set;

Thence with a severance line through the property of the Board of Elders Vine Street Christian Church of Nashville, as of record in Deed Book 2548, Page 93, at the Register's Office for Davidson County, Tennessee, for the following three calls;

1) South 84 deg 28 min 05 sec East, 232.72 feet to a pk nail set;
2) North 71 deg 24 min 18 sec East, 39.14 feet to a pk nail set;

3) North 18 deg 43 min 54 sec West, 334.79 feet to a point in the southerly right-of-way line of Harding Pike;

Thence with the southerly right-of-way line of Harding Pike, North 68 deg 21 min 10 sec East, 107.84 feet to the **POINT OF BEGINNING**. Containing 151,217 square feet or 3.471 acres more or less.

Being part of the same property conveyed to the Board of Elders Vine Street Christian Church of Nashville, as of record in Deed Book 2548, Page 93, at the Register's Office for Davidson County, Tennessee.

THE SOURCE OF THE METES AND BOUNDS LEGAL DESCRIPTION SET FORTH ABOVE IS THE ALTA/NSPS LAND TITLE SURVEY OF TAX MAP 103-16, PARCEL 20 HARDING PIKE AT VINE STREET AND MONTGOMERY BELL AVENUE DATED AUGUST 3, 2017, LAST REVISED AUGUST 7, 2017 (FILE NO. 17029ALT CW) PREPARED BY SCOT CHERRY (TN SURVEYOR LICENSE NO. 1512) OF CHERRY LAND SURVEYING, INC., 622 WEST IRIS DRIVE, NASHVILLE, TN 37204.

EXHIBIT B

Encumbrances

1. Taxes for the year 2017, a lien, not yet due and payable. (Property is exempt through date of deed.)

2. Easements retained in and terms and conditions set forth under Ordinance # 083-1344, in the Register's Office of Davidson County, Tennessee.

3. Easement to BellSouth Telecommunications of record in Instrument No. 20011120-0127483, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Easements, Restrictions and Covenants of even date with this Deed entered into by and between Grantor and Grantee that is to be recorded in the Register's Office of Davidson County, Tennessee, immediately following the recording of this Deed in said Register's Office.