Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Tulip Street Partners, LLC 2926 Foster Creighton Drive Nashville, Tennessee 37204	SAME	Map 82-15 Parcel 204
This instrument prepared by: Bradley Arant Boult Cummings, LLP (CSS), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

LIMITED WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, TULIP STREET, LLC ("**Grantor**") has bargained and sold, and hereby transfers and conveys to TULIP STREET PARTNERS, LLC ("**Grantee**"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants to warrant 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, but not otherwise. The title to the Property is expressly subject to the matters listed on Exhibit B.

Additionally, the conveyance made hereby is subject to the restriction that (1) the sanctuary portion of the Property (built circa 1890) will continue to be used primarily for Christian Worship church services on Sundays as well as weddings and other events that promote Christian welfare, the welfare of families and the welfare of the city, and (2) the adjacent office/education building portion (built circa 1930) will have other uses such as general

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2017.

BRENDA R. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Notary Public
My Commission Expires: 11-12-2018

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207221-301013

Bill Garrett Davidson County
Batch# 28842 DEEDWARR
11/21/2017 02:56:02 PM 4 pgs
Fees: $23.00 Taxes: $7,400.00

20171121-0119664

office, residential, retail or educational uses which are compatible with the use of the sanctuary portion as a church.

This is improved property, known as **518 Russell Street, Nashville, Tennessee.**

Executed this 21st day of November, 2017.

TULIP STREET, LLC

By: Charles R. Jones
Name: Charles R. Jones
Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles R. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Tulip Street, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself as Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 21st day of November, 2017.

Brenda L. Farmer
Notary Public

My Commission Expires: 11-12-2018

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

EXHIBIT A

TRACT 1:

Land in Davidson County, Tennessee, being Lot 25 and the 25 feet off the east side of Lot 24 as shown on the plan of Felix K. Zollincoffer's Addition to Edgefield, now East Nashville, of record in Book 19, page 162, Register's Office for said County, described as follows to wit: beginning at the southwest corner of Russell and Sixth Streets and running thence with said Russell Street 75 feet to a point; thence south 174 feet to an alley; thence with said alley to the said Sixth Street; thence north with the street aforesaid to the beginning.

TRACT 2:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot 23 and the westerly 25 feet of Lot 24 as shown on the plan of Felix K. Zollincoffer's Addition to Edgefield, now East Nashville, of record in Book 19, page 162, Register's Office for said County. Said parts of Lots 23 and 24 front 55 feet on the south side of Russell Street and run back 174 feet to an alley.

Being the same property conveyed to TULIP STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TRUSTEES OF THE NASHVILLE DISTRICT, TENNESSEE CONFERENCE OF THE UNITED METHODIST CHURCH, of record as Instrument No. 20170612-0058419, dated June 7, 2017, and by Quitclaim Deed of Correction of record as Instrument No. 20171113-0116468, dated November 13, 2017, said Register's Office.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. P/O 082-15-0-204.00 (Tract 1) and P/O 082-15-0-204.00 (Tract 2).

2. Restrictions and Reverter Clause as set forth in the deed of record as Instrument No. 20170612-0058419, said Register's Office.