Bill Garrett Davidson County
Batch# 40980 DEEDWARRSP
12/22/2017 03:51:30 PM 7 pgs
Fees: $38.00 Taxes: $11,907.42
20171222-0130812

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
FCS New Market Landlord, Inc. 201 23rd Avenue North Nashville, TN 37203	092-110-369.00	Same as New Owner

This instrument prepared by: Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Matthew T. Harris
211 Commerce Street, Suite 800, Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

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, **FAMILY AND CHILDREN'S SERVICE,** a Tennessee nonprofit corporation ("Grantor"), does hereby transfer, bargain, sell, grant and convey to **FCS NEW MARKET LANDLORD, INC.,** a Tennessee nonprofit corporation ("Grantee"), Grantee's successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This Property is improved property known as 2400 Clifton Avenue, Nashville, Davidson County, Tennessee, 37209.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

4835-5201-0840
2937419-000004

Except for the Permitted Exceptions, Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise.

[signature page to follow]

201712220130812

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 20th day of December, 2017, to be effective December 22, 2017.

FAMILY AND CHILDREN'S SERVICE,
a Tennessee nonprofit corporation

By: Michael McSurdy
Michael McSurdy
Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MICHAEL MCSURDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Chief Executive Officer of **FAMILY AND CHILDREN'S SERVICE,** the within named bargainor, a not for profit corporation, and that he as such Chief Executive Officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Chief Executive Officer.

WITNESS my hand and official seal, at Nashville, Tennessee, this 20th day of December, 2017

[SEAL]

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public

My Commission Expires: 5-3-2021

4835-5201-0840
2937419-000004

201712220130812

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,218,222.00.

AFFIANT

Subscribed and sworn to before me this 20th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 5-3-2021

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

4835-5201-0840
2937419-000004

EXHIBIT A

Description of the Property

TRACT I

Beginning at an iron rod in the northern right of way of Clifton Avenue, said point being the southeastern corner of the herein described tract and the southwestern corner of the R M Dixon Real Estate property as described in Instrument 20110805-0060509 RODC, being North 83°34'55" W, 30.50 feet from the northwest right of way of the railroad crossing Clifton Avenue;

Thence, with the north right of way of Clifton Avenue, N83°34'55" W, 113.62 feet to an iron rod at the southeast corner of the Mt. Nebo Baptist Church property as described in Deed Book 2280 Page 510 RODC; Thence, leaving said right of way, N07°19'52" E, 202.50 feet to an iron rod at the centerline of the terminus of Pearl Street; Thence, with the old centerline of Pearl Street, S82°53'24" E, 25.00 feet to an iron rod; Thence, N07°19'52" E, 202.50 feet to an iron rod in the southern right of way of Merry Street at the northeast corner of the John Hays' property as described in Instrument 20050103-0000634 RODC; Thence, with said right of way, S83°41'14" E, 206.80 feet to an iron rod at the northwest corner of the R M Dixon Real Estate property as described in Instrument 20110805-0060509 RODC; Thence, with Dixon's west line the next four calls, S06°56'40" W, 193.17 feet to an iron rod; Thence, S15°57'46" W, 97.73 feet to an iron rod; Thence, S44°28'05" W, 31.60; Thence, S50°18'54" W, 125.74 feet to the point of beginning and containing 80,929 square feet or 1.858 acres.

TRACT II

An easement for ingress and egress to Tract I for all purposes, on and over a tract of land being part of Lot Nos. 27 and 29 on the Joseph W. Bell Plan of record in Book 21, page 13, Register's Office for Davidson County, Tennessee and part of "closed" 24th Avenue North, declared closed, vacated and abandoned in Metropolitan County Council Bill No. 70-1313, and being more particularly described according to a property survey by John Kohl and Company, P.C., dated November 4, 1983, and revised November 10, 1983, as follows:

Beginning at a point in the Northerly margin of Clifton Avenue, at the Northwest intersection of the Illinois Central Railroad property and Clifton Avenue; thence with the Northerly margin of Clifton Avenue, N83°02'49"W, 30.51 feet to a point; thence N50°18'54"E, 125.74 feet to a point; thence N44°28'05"E, 31.60 feet to a fence post, said point being the Southwest corner of the above described Tract I; thence S65°17'05"E, 47.70 feet to a fence post in the Northwest margin of the Illinois Central Railroad property; thence with the Northwest margin of said Railroad property, S56°43'26"W, 157.82 feet to the point of beginning and containing 4766 square feet or 0.109 acres.

Being the same property conveyed to **FAMILY & CHILDREN'S SERVICE,** a not for profit corporation, by deed from Thomas Land Deleot, Jr., a married man, Harry Johnson Phillips III, an unmarried man, and John Ward, a married, man, each owning a one-third (1/3) undivided interest as tenants in common, recorded as Instrument No. 20160615-0060628, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page 13 and Plat Book 57, Page 124, Register's Office for Davidson County, Tennessee.

3. Subject to Metropolitan County Council Bill No. O70-1313.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20171204-0123249, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

