Bill Garrett Davidson County
Batch# 58800 DEEDWARRSP
02/14/2018 08:30:30 AM 9 pgs
Fees: $48.00 Taxes: $1,961.00
20180214-0014418

This instrument prepared by:
Robert M. Holland, Jr., Esq.
Butler Snow LLP
150 Third Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
LifeWay Christian Resources of the Southern Baptist Convention One LifeWay Plaza Nashville, TN 37064	LifeWay Christian Resources of the Southern Baptist Convention One LifeWay Plaza Nashville, TN 37064	09204033700

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 13th day of February, 2018, between CAPITOL VIEW JOINT VENTURE, a Tennessee general partnership ("Grantor") and LIFEWAY CHRISTIAN RESOURCES OF THE SOUTHERN BAPTIST CONVENTION, a Tennessee nonprofit corporation ("Grantee").

Grantor, in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration from Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey to Grantee and its heirs, successors and assigns, the real property situated in the County of Davidson and State of Tennessee, which is more particularly described on Schedule 1 hereto (the "Land"), together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and together with any estate, right, title, interest, or claim of Grantor, either in law or equity, to the above premises, and in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is unimproved property located at 1114 Clinton Street, Nashville, Tennessee.

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, but SUBJECT, HOWEVER, to the matters set forth in Schedule 2 hereto (the "Permitted Exceptions").

Grantor hereby covenants with Grantee, its heirs, successors, and assigns, to forever WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[signatures on following page]

IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

CAPITOL VIEW JOINT VENTURE, a Tennessee general partnership

By: C-Land Fund, LLC, a Delaware limited liability company, general partner

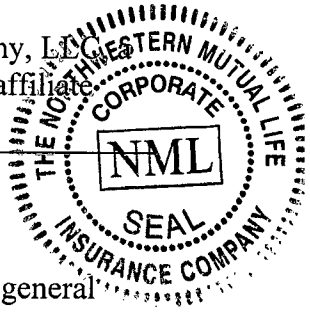
By: NML Real Estate Holdings, LLC, a Wisconsin limited liability company, its sole member

By: The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, its sole member



By: Northwestern Mutual Investment Management Company, LLC, a Delaware limited liability company, its wholly-owned affiliate

By: _____
Name: Joseph Miller
Its: Managing Director



By: Charlotte Eleventh Investments, LLC, a Tennessee limited liability company, general partner

By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

CAPITOL VIEW JOINT VENTURE, a Tennessee general partnership

By: C-Land Fund, LLC, a Delaware limited liability company, general partner

By: NML Real Estate Holdings, LLC, a Wisconsin limited liability company, its sole member

By: The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, its sole member

By: Northwestern Mutual Investment Management Company, LLC, a Delaware limited liability company, its wholly-owned affiliate

By: _____
Name: _____
Its: Managing Director

By: Charlotte Eleventh Investments, LLC, a Tennessee limited liability company, general partner

By: _____
Name: Jeffrey N. Hyer
Title: MGR

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Joseph Miller, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Managing Director of Northwestern Mutual Investment Management Company, LLC, Authorized Representative of The Northwestern Mutual Life Insurance Company, sole member of NML Real Estate Holdings, LLC, sole member of C-Land Fund, LLC, a Delaware limited liability company, a General Partner of Capitol View Joint Venture, a Tennessee general partnership, and that he, as such Managing Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Managing Director.

WITNESS my hand and Official Seal at office this 8th day of February, 2018.

ANNA K. BAGSTAD
NOTARY PUBLIC
STATE OF WISCONSIN

Anna K. Bagstad, Notary Public
My Commission Expires: October 30, 2018

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Manager of Charlotte Eleventh Investments, LLC, a General Partner of Capitol View Joint Venture, a Tennessee general partnership, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and Official Seal at office this _____ day of _____, 2018.

_____
Notary Public
My Commission Expires: _____

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Managing Director of Northwestern Mutual Investment Management Company, LLC, Authorized Representative of The Northwestern Mutual Life Insurance Company, sole member of NML Real Estate Holdings, LLC, sole member of C-Land Fund, LLC, a Delaware limited liability company, a General Partner of Capitol View Joint Venture, a Tennessee general partnership, and that he, as such Managing Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Managing Director.

WITNESS my hand and Official Seal at office this _____ day of _____, 2018.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Jeffery Haynes, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Manager of Charlotte Eleventh Investments, LLC, a General Partner of Capitol View Joint Venture, a Tennessee general partnership, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and Official Seal at office this 8th day of February 2018.

Tayler Norman
Notary Public
My Commission Expires: _____

TAYLER NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

AFFIANT:

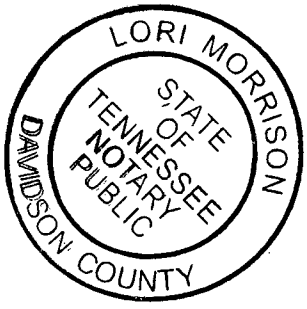
Joe E. Walker

Joe E. Walker
Sr. Vice-President and CFO
LifeWay Christian Resources of the Southern Baptist Convention

Subscribed and sworn before me
this 12th day of February, 2018.

Lori Morrison

NOTARY PUBLIC
My Commission Expires: August 20, 2019



SCHEDULE 1
TO
SPECIAL WARRANTY DEED

A tract of land lying in the 19th Councilmanic District, Metropolitan, Nashville, Davidson County, Tennessee being a portion of Lots 100, 101, 102, 103 and an unnamed lot of the Plan of Lots of Samuel Watkins of record in Plat Book 57, page 13, R.O.D.C., TN., and being more particularly described as follows:

Beginning at an iron rod set on the northerly margin of Clinton Street (50' R.O.W.) and the easterly margin of Interstate 40 Federal Aid Project Number I-40-4(18)208, said iron rod being 241.20 feet from the intersection of the northerly margin of Clinton Street and the easterly margin of 12th Avenue North;

Thence leaving said Clinton Street with said I-40 North 25 deg. 21' 34" West, 110.39 feet to a building corner on the southerly margin of L & N Railroad;

Thence leaving said I-40 with said L & N Railroad through the following courses;

North 60 deg. 12' 16" East 32.18 feet to a building corner;

Thence North 63 deg. 51' 37" East. 28.14 feet to a building corner;

Thence North 68 deg. 24' 43" East, 102.23 feet to an iron rod set on the westerly line of Alley-Cassetty Coal Co. of record in Deed Book 6433, page 609;

Thence leaving said Railroad property with said Alley-Cassetty Coal Co. South 29 deg 41' 01" East, 94.00 feet to an iron rod on the northerly margin of said Clinton Street;

Thence with said margin South 60 deg. 19' 00" West 169.80 feet to the point of beginning, containing .0397 acres (17,312 sq. ft.) more or less, as per survey dated January 9, 1997, Job Number 17651.01, by Gresham, Smith and Partners, Gregory L. Finck, TN R.L.S. #1853, 3310 West End Avenue, Nashville, Tennessee 37203.

Being the same property conveyed to North Charlotte Avenue Holdings, LLC, a Tennessee limited liability company, by deeds from Dialysis Clinic, Inc., a Tennessee corporation, of record in Instrument No. 20081030-0108308 and Instrument No. 200810300108309; as corrected by Scrivener's Affidavits of record in Instrument No. 201712060124603 and Instrument No. 201712060124604, Register's Office for Davidson County, Tennessee.

North Charlotte Avenue Holdings, LLC is now known as Capitol View Joint Venture, a Tennessee general partnership, as evidenced by Certificate of Conversion of record in Instrument No. 201404150031462, Register's Office for Davidson County, Tennessee.

SCHEDULE 2
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. 2018 real estate taxes not yet due and payable.

2. All matters as shown on Plat of record in Plat Book 57, page 13, Register's Office for Davidson County, Tennessee.

3. Capitol View Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in instrument No. 20160408-0034076 as amended in Instrument No. 201802020011057, said Register's Office.

4. All matters appearing on the survey of Brad T. Thomas, Barge Design Solutions, TLN 2431 dated January 30, 2018.

True Copy Certification

I, Cathy Hesseltine, 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 Illinois

County of Cook

Personally appeared before me, Heather Vree, a notary public for this county and state, Cathy Hesseltine 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: 12-8-18

Notary' Seal (if on paper)

OFFICIAL SEAL
HEATHER VREE
Notary Public - State of Illinois
My Commission Expires 12/08/2018