Special Warranty Deed

Karen Y Johnson Davidson County Batch# 140528 DEEDWARRSP 09/13/2018 11:57:30 AM 6 pgs Fees: $33.00 Taxes: $31,172.50 20180913-0090921	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $8,423,000. Affiant Subscribed and sworn to before me, this the 12th day of September, 2018. Notary Public My commission expires: May 2, 2022

AARON ROBERT KAALBERG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
1006 FATHERLAND STREET, SUITE 104B
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Belonging Church, Inc. 201 Great Circle Road Nashville, TN 37228	Same	071-13-0-020.00

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00), cash in hand paid by the Grantee, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, SEV Metrocenter III, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto The Belonging Church, Inc., a Tennessee non-profit corporation ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property commonly known as 201 Great Circle Road, Nashville, Tennessee 37228.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and

assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed this 12th day of September, 2018.

SEV METROCENTER III, LLC

By: _____

Name: Cameron W. Sorenson
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee this the 12 day of September, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/2020

KIM INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

Exhibit A

Legal Description

LAND in Davidson County, TN, Being Lot No. 4M, on the Plan of Resubdivision of Part of Block H, Section 1 (Book 4675, page 48) MetroCenter Tract 4M and 4G, of record in Book 6200, page 751, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

BEING the same property conveyed to SEV MetroCenter III, LLC, a Tennessee limited liability company by Special Warranty Deed from Charles V. Duncan and J. William Denny and George H. Buck, Jr. of record in Instrument No. 20070330-0038480, Register's Office for Davidson County, Tennessee (the "Vesting Deed").

Exhibit B

Permitted Exceptions

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

2. All matters shown on plat of record in Plat Book 4675, page 48 and Plat Book 6200, page 751, in the Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4784, page 659; as modified by Modification to Restrictive Covenants of record in Book 5792, page 787; as affected by Declaration of record in Book 7012, page 61, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenances from SEV Metrocenter III, LLC to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200706180072235, Instrument No. 200706180072299, and Instrument No. 200706180072326, in the Register's Office of Davidson County, Tennessee.

5. Easements and matters set forth in Book 5035, page 672, and on the plan attached thereto, Register's Office for Davidson County, Tennessee.

6. Pad Mounted Transformer Easement from Robert C. H. Mathews, Jr., Partner to Metropolitan Government, of record in Book 5275, page 485, Book 5291, page 871, Book 5418, page 468, and Book 4990, page 893, in the Register's Office of Davidson County, Tennessee.

7. Easements as set forth in Deed of record in Book 9408, page 790, Register's Office for Davidson County, Tennessee.

8. Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park of record in Book 7487, page 952, Register's Office for Davidson County, Tennessee.

9. Restrictive Covenants in favor of Taco Bell Corp. contained in instrument of record in Book 9420, Page 176, Register's Office for Davidson County, Tennessee.

10. Rights of parties in possession not shown by the public record.

11. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

