Karen Y Johnson Davidson County
Batch# 151843 DEEDWARRSP
10/16/2018 03:41:00 PM 6 pgs
Fees: $33.00 Taxes: $8,863.60
20181016-0102602

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Interfaith Dental Supporting Foundation 1721 Patterson Street Nashville, TN 37203	P/O 106-06-0-100.00	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, **INTERFAITH DENTAL CLINIC OF NASHVILLE**, a Tennessee nonprofit corporation ("Grantor"), does hereby transfer, bargain, sell, grant and convey to **INTERFAITH DENTAL SUPPORTING FOUNDATION**, 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 600 Hill Avenue, Nashville, Davidson County, Tennessee, 37210.

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.

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]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 16th day of October, 2018.

INTERFAITH DENTAL CLINIC OF NASHVILLE,
a Tennessee nonprofit corporation

By: _____
Rhonda Switzer-Nadasdi, DMD
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 RHONDA SWITZER-NADASDI, DMD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Executive Officer of **INTERFAITH DENTAL CLINIC OF NASHVILLE,** 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 herself as such Chief Executive Officer.

WITNESS my hand and official seal, at Nashville Tennessee, this 16 day of October, 2018.

[SEAL] M. GRACE DUNAVANT DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-17-2019

_____
Notary Public

My Commission Expires: 11-17-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,395,568.22.

AFFIANT

Subscribed and sworn to before me this 16th day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 11.17.19

M. GRACE DUNAVANT DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

4834-9376-7282

2945562-000001

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Hill Avenue Condominiums, a horizontal property regime established by Master Deed, of record as Instrument No. 20180410-0033880, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to INTERFAITH DENTAL CLINIC OF NASHVILLE, A TENNESSEE NON-PROFIT CORPORATION, by Special Warranty Deed from ALADDIN PARK PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20180410-0033882, April 9, 2018, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20151117-0116648, said Register's Office.

3. Master Deed of record as Instrument No. 20180410-0033880, said Register's Office, and all matters referenced therein.

4. Easement Agreement of record as Instrument No. 20101206-0096890, said Register's Office.

5. Notice of Land Use Restrictions of record as Instrument No. 20070425-0049325, said Register's Office.

6. Fence Maintenance Agreement of record as Instrument No. 20160418-0037422, said Register's Office.

7. Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing executed by Interfaith Dental Supporting Foundation, a Tennessee nonprofit corporation to Old Republic Title Company of Tennessee, a Tennessee corporation, Trustee, dated October __, 2018, recorded October __, 2018, of record as Instrument No. 20181016-0102693 Register's Office for Davidson County, Tennessee, given to secure the original principal amount of $6,900,000.00, payable to ST CDE XLIV, LLC, a Georgia limited liability company, and Partnerships of Hope XXIII, LLC, a Missouri limited liability company.

8. The following matters shown on ALTA/NSPS Land Title Survey by Kenneth R. Shreeve, Tenn. RLS No. 2298, with Gresham Smith and Partners, dated September 21, 2018, last revised October 15, 2018 and designated as Project No. 43053.00:

    a) Sidewalk and walkway in northern portion of property encroaches upon 20' Drainage Easement described in Instrument No. 20151117-0116648;
    b) Walkway encroaches upon 10' Fire Line Easement in Instrument No. 20151117-0116648;
    c) Sewer pump station and sanitary sewer line in western portion of property;
    d) Property monument sign at northern boundary;
    e) Chain link fence along eastern boundary.