ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO
40TH AVENUE GP 102 Woodmont Blvd, Suite 207 Nashville, Tennessee 37205	091-12-0-289.00 091-12-0-290.00	Same as New Owner
THIS INSTRUMENT PREPARED BY: Brittany S. Macon, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

LIGHTHOUSE HOLDING CORPORATION, a Tennessee corporation ("Grantor"), for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto 40TH AVENUE GP, a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, the real property in Davidson County, State of Tennessee, as more particularly described in Exhibit A hereto, including, without limitation, all and singular rights, titles, easements, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

This is improved property located at 525 40th Avenue North and 4007 Delaware Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, title, easements, appurtenances and interests thereunto in anywise belonging, unto Grantee, Grantee's successors and assigns in fee simple forever. Grantor covenants with Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto Grantee, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 2,867,000.00

Affiant

Subscribed and sworn to before me this 8th day of May, 2019.

Notary Public

My Commission Expires: October 25, 2022

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022

Karen Johnson Davidson County
Batch# 229466 DEEDWARRSP
05/14/2019 09:47:05 AM 6 pgs
Fees: $33.00 Taxes: $10,607.90

20190514-0045122

Grantor does hereby covenant and bind itself, and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, except claims arising under or by virtue of the Permitted Encumbrances.

[Signature Page Follows]

IN WITNESS WHEREOF, this Deed is executed by Grantor to be effective as of May 10, 2019.

GRANTOR:

LIGHTHOUSE HOLDING CORPORATION,
a Tennessee corporation

By: _____
Name: Brad Bowie
Title: President

STATE OF TENNESSEE §
§
COUNTY OF WILLIAMSON §

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brad Bowie, 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 LIGHTHOUSE HOLDING CORPORATION, the within named bargainor, a Tennessee corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

WITNESS my hand and Notarial Seal at office, this 8th day of May, 2019.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022

_____
Notary Public
My Commission Expires: October 25 2022

EXHIBIT A
To Special Warranty Deed
PROPERTY DESCRIPTION

TRACT ONE:

LAND IN DAVIDSON COUNTY, BEING PART OF LOT NOS. 3 & 4 ON THE PLAN OF CLIFTON, AS OF RECORD IN BOOK 21, PAGE 35, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FORTIETH AVENUE, NORTH AND DELAWARE AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF DELAWARE AVENUE, SOUTH 27 DEG. 48' EAST 303.5 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY MARGIN OF FORTIETH AVENUE, NORTH 165.6 FEET MORE OR LESS, TO A POINT IN THE NORTHERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 3503, PAGE 91, SAID REGISTERS OFFICE; THENCE WITH THE NORTHERLY BOUNDARY LINE OF SAID STATE OF TENNESSEE PROPERTY; NORTH 87 DEG. 29' WEST 303.5 FEET TO THE WESTERLY MARGIN OF FORTIETH AVENUE NORTH; THENCE WITH THE SAME, NORTHERLY 164 FEET TO THE BEGINNING.

TRACT TWO:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 3 & 4 ON THE PLAN OF CLIFTON, AS OF RECORD IN BOOK 21, PAGE 35, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID TRACT BEGINS AT A POINT 303.5 FEET WEST OF THE WESTERLY MARGIN OF FORTIETH AVENUE NORTH, SAID POINT BEING ON THE SOUTHERLY MARGIN OF DELAWARE AVENUE AND THE NORTHEAST CORNER OF THE LAND HEREIN DESCRIBED; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY MARGIN OF DELAWARE AVENUE 116.5 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY MARGIN OF FORTIETH AVENUE NORTH 165 FEET MORE OR LESS TO A POINT IN THE NORTHERLY MARGIN OF RIGHT-OF-WAY OF INTERSTATE HIGHWAY 1-40; THENCE EASTERLY WITH SAID MARGIN 116.5 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION 165.6 FEET TO THE POINT OF BEGINNING.

Also described as:

TRACT ONE:

BEING A PARCEL OF LAND IN THE 21 ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF DELAWARE AVENUE. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF 40TH AVENUE NORTH. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF INTERSTATE 40. BOUNDED ON THE WEST BY TRACT II AS OF RECORD IN INSTRUMENT NO. 201112140097266-R.O.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWEST CORNER OF 40TH AVENUE NORTH AND DELAWARE AVENUE;

THENCE, WITH THE WESTERLY MARGIN OF 40TH AVENUE NORTH, SOUTH 5 DEGREES 56 MINUTES 31 SECONDS WEST, 164.00 FEET TO THE NORTHERLY MARGIN OF INTERSTATE 40;

THENCE, WITH THE NORTHERLY MARGIN OF INTERSTATE 40, SOUTH 67 DEGREES 35 MINUTES 36 SECONDS WEST, 303.50 FEET;

THENCE, A COMMON LINE WITH TRACT II AS OF RECORD IN INSTRUMENT NO. 201112140097266-R.O.D.C., TN. NORTH 5 DEGREES 52 MINUTES 11 SECONDS EAST, 165.45 FEET TO THE SOUTHERLY

MARGIN OF DELAWARE AVENUE; THENCE, WITH THE SOUTHERLY MARGIN OF DELAWARE AVENUE, NORTH 67 DEGREES 52 MINUTES 09 SECONDS EAST, 303.50 FEET TO THE POINT OF BEGINNING.

CONTAINING, 49,485 sq.ft. or 1.13 acres, more or less.

TRACT TWO:

BEING A PARCEL OF LAND IN THE 21 ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF DELAWARE AVENUE. BOUNDED ON THE EAST BY TRACT I AS OF RECORD IN INSTRUMENT NO. 201112140097266-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF INTERSTATE 40; BOUNDED ON THE WEST BY THE OVERBY PROPERTY IRREVOCABLE TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 201707100069079 -R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWEST CORNER OF 40TH AVENUE NORTH AND DELAWARE AVENUE, THENCE, ALONG THE SOUTHERLY MARGIN OF DELAWARE AVENUE SOUTH 67 DEGREES 52 MINUTES 09 SECONDS EAST, 303.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, A COMMON LINE WITH TRACT I AS OF RECORD IN INSTRUMENT NO. 501112140097266-R.O.D.C., TN. SOUTH 5 DEGREES 52 MINUTES 11 SECONDS WEST, 165.45 FEET TO THE NORTHERLY MARGIN OF INTERSTATE 40;

THENCE. WITH THE NORTHERLY MARGIN OF INTERSTATE 40, SOUTH 87 DEGREES 35 MINUTES 36 SECONDS WEST, 116.86 FEET;

THENCE, A COMMON LINE WITH THE OVERBY PROPERTY IRREVOCABLE TRUST PROPERTY AS OF RECORD IN INSTRUMENT NO. 201707100069079-R.O.D.C., TN NORTH 5 DEGREES 54 MINUTES 21 SECONDS EAST, 166.03 FEET TO THE SOUTHERLY MARGIN OF DELAWARE AVENUE;

THENCE, WITH THE SOUTHERLY MARGIN OF DELAWARE AVENUE, NORTH 87 DEGREES 52 MINUTES 09 SECONDS EAST, 116.67 FEET TO THE POINT OF BEGINNING.

CONTAINING, 19, 156 sq.ft. or 0.44 Acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO LIGHTHOUSE MISSION MINISTRIES, INC., BY DEED FROM ROBERT N. MOORE, JR., OF RECORD AS INSTRUMENT NO. 20000804-0077585, DATED JULY 31, 2000, SAID REGISTER'S OFFICE. BEING FURTHERED CONVEYED TO LIGHTHOUSE HOLDING CORPORATION, A TENNESSEE CORPORATION, BY QUITCLAIM DEED FROM LIGHTHOUSE MISSION MINISTRIES, INC., A TENNESSEE CORPORATION OF RECORD IN INSTRUMENT NO. 20111214-0097266, DATED DECEMBER 12, 20122, SAID REGISTER'S OFFICE.

EXHIBIT B
To Special Warranty Deed

1. Real property taxes and assessments for the year 2019, a lien, not yet due and payable.