Prepared by:
Karen M. Campbell, Esq.
B.F. Nashville, Inc.
3309 Collins Lane
Louisville, KY 40245

Karen Johnson Davidson County
Batch# 296676 DEEDWARRSP
10/07/2019 08:46:59 AM 5 pgs
Fees: $28.00 Taxes: $2,960.00
20191007-0102118

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 3rd day of October, 2019, by and between B.F. Nashville, Inc., a Tennessee corporation ("Grantor") and P & M Investment Company, LLC, a Tennessee limited liability company ("Grantee").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real property and improvements thereon, situated and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

The Property described herein and conveyed hereby is the same property conveyed to Grantor by deed dated December 23, 2013, recorded as Instrument No. 20131227-0130405 in the Register's Office of Davidson County, Tennessee.

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

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the Property; that it has a good right to sell and convey the same; that the same is unencumbered, except as described on Exhibit "B" attached hereto, and that it will warrant and forever defend the title and quiet possession against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by and through its duly authorized officer the day and year first above written.

B.F. Nashville, Inc.
a Tennessee corporation

By: _____
Name: Ryan D. Bridgeman
Title: President

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

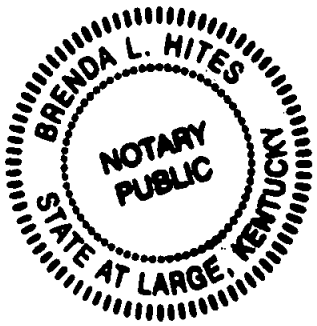
Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ryan D. Bridgeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of B.F. Nashville, Inc., a Tennessee corporation, the herein named Grantor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and Notarial Seal at office this 2 day of October, 2019.

_____
Notary Public

My Commission Expires:

10-28-2020



Property Owner and Party Responsible for Payment of Real Property Taxes;

P & M Investment Company, LLC
2 Buckland Abbey
Nashville, TN 37215

Tax Parcel Identification Number:
Map 106 01 0
Parcel 150.00

AFFIDAVIT

Affiant does hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Ryan D. Bridgeman
President
B.F. Nashville, Inc.

Subscribed and sworn to before me this 2 day of October, 2019.

Notary Public

My Commission Expires:

10-28-2020

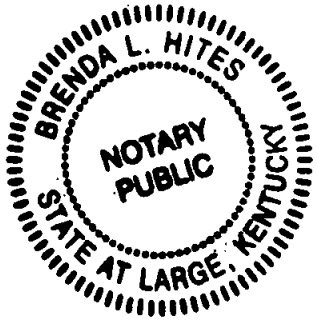


EXHIBIT "A"

LEGAL DESCRIPTION

The following described in Davidson County, Tennessee:

Being Lot 2 on the Final Plat of the Resubdivision of Lot 1, National Christian Missionary Convention Subdivision, of record in Book 6200, Page 311, Register's Office for Davidson County, Tennessee and more particularly being described as follows:

A parcel of land in the 19th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee; said parcel being all and the same Lot 2 on the Final Plat of the Resubdivision of Lot 1, National Christian Missionary Convention Subdivision of record in Book 6200, Page 311, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin at the North terminus of the Northwest return curve at the intersection of Fesslers Lane and Elm Hill Pike; thence, 1. Southwestwardly with the return curve for the right of having a radius of 25.00 feet, a distance of 37.97 feet to an existing pin; said curve has a chord bearing and distance of S 54° 00' 54" W, 34.42 feet; thence,

2. N 82° 28' 41" W, 156.81 feet to an existing iron pin; thence;

3. With the Easterly boundary line of the property of the National Christian Missionary Convention as recorded in Deed Book 5922, Page 422, R.O.D.C., Tennessee, N 11° 00' 00" E, 207.27 feet to an existing iron pin; thence,

4. With the Southerly boundary line of Lot 1 on said Final Plat of the Resubdivision of Lot 1, National Christian Missionary Convention Subdivision, S 79° 31' 37" E, 178.52 feet to an iron pin set; thence,

5. With the West right-of-way of Fesslers Lane, S 10° 30' 29" W, 174.23 feet to the point of beginning.

Being the same property conveyed to B.F. Nashville, Inc., a Tennessee corporation, by Quitclaim Deed dated December 23, 2013, recorded as Instrument No. 20131227-0130405, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

All matters of record in the Register's Office of Davidson County Tennessee, all zoning laws and regulations and real estate taxes for the current year which have been prorated between the parties and which Grantee assumes and agrees to pay.