Karen Johnson Davidson County
Batch# 635172 DEEDWARRSP
05/13/2021 11:02:30 AM 6 pgs
Fees: $33.00 Taxes: $351,500.00
20210513-0064691

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
c/o RBN Manager, LLC 315 Deaderick Street, Suite 2040 Nashville, Tennessee 37238 Attn: Gabriel Coltea	09204039000	Same as New Owner
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP (MTH) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of this 11th day of May, 2021 by and between **LIFEWAY CHRISTIAN RESOURCES OF THE SOUTHERN BAPTIST CONVENTION**, a Tennessee non-profit corporation ("***Grantor***"), and **LIFEWAY PROPERTY OWNER LLC**, a Delaware limited liability company ("***Lifeway Property Owner***"), and **LIFEWAY PROPERTY OWNER II LLC**, a Delaware limited liability company ("***Lifeway Property Owner II***") (for the purposes of this instrument, Lifeway Property Owner and Lifeway Property Owner II are sometimes collectively referred to as the "***Grantees***").

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 and convey unto: (i) Lifeway Property Owner an undivided ninety percent (90%) interest as tenant in common, and (ii) Lifeway Property Owner II an undivided ten percent (10%) interest as tenant in common, all of Grantor's right, title and interest in and to that certain real property in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances identified on Exhibit B which is attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***").

This is improved property located at 1 Lifeway Plaza, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000,000.00.

Affiant

LISA FARRIS STATE TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES AUGUST 24, 2024

Subscribed and sworn to before me this 11 day of May, 2021.

Notary Public
My Commission Expires: 08-24-2024

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to the Grantees, each of the Grantees' successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

WITNESS the execution of this instrument by Grantor as of the day and year first above written.

LIFEWAY CHRISTIAN RESOURCES OF THE SOUTHERN BAPTIST CONVENTION,
a Tennessee non-profit corporation

By: _____
Name: Ben Mandrell
Title: President/CEO

Signature Page to the Special Warranty Deed for the Lifeway Parcel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, Beth Douglas, a Notary Public in and for the State and County aforesaid, personally appeared Ben Mandrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the President/CEO of Lifeway Christian Resources of The Southern Baptist Convention, the within named bargainor, and that as such Ben Mandrell, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as such President/CEO.

Witness my hand and seal this 7th day of May, 2021.

BETH DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Beth Douglas
Notary Public
My commission expires: 1-8-24

Signature Page to the Special Warranty Deed for the Lifeway Parcel

EXHIBIT A
LEGAL DESCRIPTION

Situated in Davidson County, State of Tennessee, being described as follows, to-wit:

Being Lot No. 6 on the Resubdivision of Lot 6, Capitol View, of record in Instrument No. 20160812-0084192, in the 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 Lifeway Christian Resources of the Southern Baptist Convention, a Tennessee non-profit corporation, by the Special Warranty Deed of record in Instrument Number 20160408-0034075, in the Register's Office for Davidson County, Tennessee, as corrected by the Scrivener's Affidavit of record in Instrument Number 20160614-0060242, in said Register's Office.

Together with non-exclusive, perpetual easements as contained in the Capitol View Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160408-0034076, in the Register's Office for Davidson County, Tennessee, as amended by the Amendment to Capital View Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20180202-0011057, and the Second Amendment to Capital View Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20181029-0106766, in said Register's Office.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. The lien for the Property Taxes for the year in which the Closing takes place and subsequent years to the extent the same are not paid at or before the Closing

2. Underground utilities, facilities and possible easement rights as and to the extent shown on the Survey.

3. Lack of access to and from controlled access Highway I-40.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Capitol View Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160408-0034076, in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; as amended by the Amendment to Capital View Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20180202-0011057, and the Second Amendment to Capital View Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20181029-0106766, in said Register's Office.

5. Notice of Land Use Restrictions of record in Instrument Number 20190614-0057464, in the Register's Office for Davidson County, Tennessee.

6. Variable-width pedestrian easement as shown on the Plan of record in Instrument Number 20160812-0084192, in the Register's Office for Davidson County, Tennessee.

7. Billboard Easement as described in the deed of record in Instrument Number 20060719-0086818, in the Register's Office for Davidson County, Tennessee, as affected by the Easement Agreement of record in Instrument Number 20160411-0034613, and the Quitclaim Deed of record in Instrument Number 20181016-0102515, in said Register's Office.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160803-0080428, in the Register's Office for Davidson County, Tennessee.

9. Any rights, easements, interests, or claims which may exist by reason of, or reflected by matters disclosed on the ALTA/NSPS Land Title Survey prepared by Brad Thomas, TN RLS No. 2431, Barge Design Solutions, Inc., dated April 8th, 2021, and bearing File No. 3566726 (1 Lifeway Plaza) (the "Survey") including:
    a. Utility and drainage lines, with meters, valves, poles and other appurtenances

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

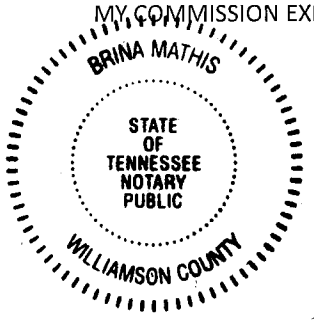
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 2/24/2025

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).