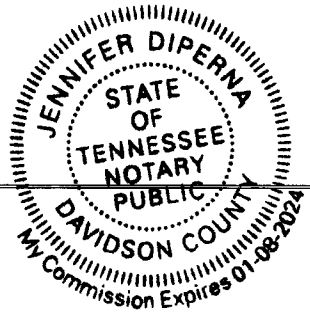


THIS INSTRUMENT PREPARED BY:

Brandi Norred Maiorino, Esq.
Maynard Cooper & Gale, PC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 645686 DEEDWARRSP
05/28/2021 01:07:30 PM 6 pgs
Fees: $33.00 Taxes: $5,825.65
20210528-0072462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,574,500.00.

Logan Cass
Affiant

Subscribed and sworn to before me, this 28 day of May, 2021.

Jennifer DiPerna
Notary Public
My Commission Expires: 1-8-2024

SPECIAL WARRANTY DEED

Address of New Owner(s):
211 7th Avenue North, Suite 100
Nashville, TN 37219
Attn: Michelle M. Johnson

Send Tax Bills To:

New Owner

Map-Parcel Number:
105-04-0-237.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Corenswet Partners, LP**, a Tennessee limited partnership ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **TN Justice Properties, Inc.,** a Tennessee nonprofit corporation ("**Grantee**"), Grantee's successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, interest, easements, and hereditaments thereunto belonging or in anywise appertaining, to Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and the same is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**"). Grantor does further covenant and bind itself, its successors, heirs, assigns, and representatives to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of this 28 day of May, 2021.

GRANTOR:

CORENSWET PARTNERS, LP,
a Tennessee limited partnership

By: _____
Ellen Corenswet, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned Notary Public, in and for the state and county aforementioned, personally appeared Ellen Corenswet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Representative of Corenswet Partners, LP, the within named bargainor, a Tennessee limited partnership, and that such person acting as the Authorized Representative executed the foregoing instrument for the purposes therein contained, by personally signing the name of the partnership as its Authorized Representative.

Witness my hand and seal, at office, this 19th day of May, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 1-3-2023

LINDA L MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

05947099.4

4819-0973-3609v2

2860000-008866 05, 14, 2021

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

FIRST TRACT: BEING LOTS NOS. 473, 474 AND PART OF LOT NO. 475 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF LAFAYETTE STREET, AS WIDENED, AT THE NORTHWEST CORNER OF TRACT NO.1 CONVEYED TO CHARLEY KING TAWATER AND WIFE, BY DEED FROM INEZ O. PHILLIPS SILVERFIELD AND HUSBAND, OF RECORD IN BOOK 1678, PAGE 419, SAID REGISTER'S OFFICE; THENCE WITH TAWATER'S WESTERLY LINE SOUTHWARDLY 82 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY WESTWARDLY 139 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF LEWIS STREET; THENCE WITH SAID STREET NORTHWARDLY 108 FEET, MORE OR LESS, TO THE BEGINNING OF A CURVE; THENCE WITH SAID CURVE IN A NORTHERLY AND EASTERLY DIRECTION 22 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF LAFAYETTE STREET; THENCE WITH SAID STREET, EASTWARDLY 120 FEET, MORE OR LESS, TO THE BEGINNING.

SECOND TRACT: BEING THE NORTHERLY ONE-HALF OF LOT NO. 472 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO THE SOUTH NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 472 FRONTS 35 FEET ON THE EASTERLY SIDE OF LEWIS STREET AND EXTENDS BACK BETWEEN PARALLEL LINES WITH THE SOUTHERLY MARGIN OF AN ALLEY 194 FEET TO AN ALLEY IN THE REAR.

PARCEL NO. 2:

BEING TWO PARTS OF LOT NO. 475 ON THE MAP OF MAURY AND CLAIBORNE'S ADDITION, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

PART ONE: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF LAFAYETTE STREET, AS NOW WIDENED AND LOCATED, 10 FEET MORE OR LESS EAST OF THE ORIGINAL LINE BETWEEN LOTS NOS. 474 AND 475; THENCE ALONG THE MARGIN OF LAFAYETTE STREET EASTERLY 22.5 FEET MORE OR LESS; THENCE SOUTHERLY 80 FEET MORE OR LESS TO THE NORTH MARGIN OF AN ALLEY; SAID POINT BEING 32.5 FEET WEST OF FAIRFIELD STREET OR AVENUE; THENCE WESTERLY 22.5 FEET ALONG THE NORTH MARGIN OF SAID ALLEY; THENCE NORTHERLY 82 FEET MORE OR LESS TO THE BEGINNING.

PART TWO: BEING THE EASTERLY PART OF LOT 475 AND DESCRIBED AS FRONTING ON THE SOUTHERLY MARGIN OF NEW LAFAYETTE STREET EXTENDED, AT A POINT 28 FEET SOUTH OF THE SOUTHERLY MARGIN OF MURFREESBORO PIKE AS SHOWN ON SAID PLAN;

THENCE WITH SAID NEW LAFAYETTE STREET EXTENDED, EXTENDING IN A NORTHWESTERLY DIRECTION 28 FEET, AND THENCE CONTINUING WESTWARDLY 14 FEET TO A POINT IN THE WESTERLY LINE OF THE PROPERTY CONVEYED TO NETTIE MCKEE BY DEED FROM PRICE REDMOND OF RECORD IN BOOK 566, PAGE 519, SAID REGISTER'S OFFICE; THENCE SOUTHWARDLY 80 FEET MORE OR LESS TO AN ALLEY; THENCE WITH SAID ALLEY EASTWARDLY 32-1/2 FEET TO THE WESTERLY MARGIN OF FAIRFIELD AVENUE; THENCE WITH SAID AVENUE NORTHWARDLY 59 FEET TO THE BEGINNING.

PARCEL 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEAST PART OF LOT NO. 472 ON THE MAP OF MAURY & CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, OF RECORD IN BOOK 21, PAGES 84 AND 85, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT FRONTS 35 FEET ON THE WESTERLY SIDE OF FAIRFIELD STREET OR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 77.5 FEET TO THE EASTERLY LINE OF THE PROPERTY CONVEYED TO THE CHURCH OF GOD IN CHRIST BY DEED OF RECORD IN BOOK 1397, PAGE 127, SAID REGISTER'S OFFICE.

PARCEL 4:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHWEST PART OF LOT NO. 472 ON THE MAP OF MAURY & CLAIBORNE OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 35 FEET ON THE EAST SIDE OF LEWIS STREET AND RUNS BACK BETWEEN PARALLEL LINES 116.5 FEET MORE OR LESS TO A DEAD LINE.

BEING PART OF THE SAME PROPERTY CONVEYED TO CORENSWET PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM RENETTE ISRAEL CORENSWET, AN UNMARRIED PERSON, OF RECORD IN INSTRUMENT NO. 200412170150500, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 21, Page 84, in the Register's Office of Davidson County, Tennessee.

3. Rights of others in and to the alley contiguous to the land.

4. That portion of the land embraced within the bounds any public road or thoroughfare.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey prepared by Byron D. Howell, Registration No. 2925, for Bock & Clark Corporation, an NV5 Company, dated January 14, 2021, last revised May 18, 2021, and designated Project No. 202100149-001:

    a. Overhead utility lines without benefit of easement located on the northern, eastern, and western portions of the Land.

True Copy Certification

I, Denise Griffin, 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 herewith and that this is a true and correct copy of the original document 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, Denise Griffin 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: 06/21/2021

Notary Seal:

