SPECIAL WARRANTY DEED

This instrument prepared by
And after recording return to:

Richard D. Faulkner, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
633 Chestnut Street, Suite 1900
Chattanooga, Tennessee 37450

Karen Johnson Davidson County
Batch# 1013143 DEEDWARRSP
06/09/2023 10:29:30 AM 8 pgs
Fees: $43.00 Taxes: $17,204.14
20230609-0043962

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL:
MCF Georgia, LLC 45150 Russell Branch Parkway, Suite 102 Suite 102 Ashburn, VA 20147	(Same as New Owner)	03200020400

SPECIAL WARRANTY DEED
IN LIEU OF FORECLOSURE

WHEREAS, Mooring Capital Fund, LLC, a Delaware limited liability company, (**"Lender"**) is the current owner and holder of a certain Note dated October 14, 2009, from **Grace Adult Homes, Inc.**, a Tennessee nonprofit corporation (**"Grantor"**), which Note has been duly assigned to the Lender, which Note is secured by the Deed of Trust recorded as Instrument No. 200910140095187, as affected by Assignment in Instrument No. 201310230110317, Deed of Trust Modification in Instrument No. 201402250016196, Assignment of Deed of Trust in Instrument No. 202203040025129, and Assignment of Mortgage in Instrument No. 202212070127601, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to that certain Deed in Lieu of Foreclosure Agreement dated April 18, 2023 entered into between the Grantor and Lender, Lender has the right to nominate another entity to be the Grantee under this deed; and

WHEREAS, Lender has nominated MCF Georgia, LLC ("MCFG" or "**Grantee**") to be the Grantee, and MCFG has agreed to be the Grantee; and

WHEREAS, the Grantor desires to convey its entire interest in the property described below, and the Grantee desires to accept this conveyance;

NOW THEREFORE, for and in consideration of the sum of One Dollar ($1.00) cash paid in hand by the Grantee and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged by the Grantor, the Grantor has bargained and sold, and by these presents does transfer and convey unto the Grantee, its successors and assigns, that certain parcel of land together with any improvements thereon lying in Davidson County, Tennessee, more particularly described on Exhibit A and incorporated herein by reference (the "**Property**"), subject to (i) all easements, restrictions, and other matters of record, and (ii) all matters set forth on Exhibit B and incorporated herein by reference (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Premises to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming the Premises or any part thereof by, through or under Grantor (other than claims arising from the Permitted Exceptions), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 7th day of June, 2023.

GRANTOR:

GRACE ADULT HOMES, INC.,
a Tennessee nonprofit corporation

By: _____

Print Name: Greer Carr

Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Greer Carr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the President of **GRACE ADULT HOMES, INC.**, a Tennessee nonprofit corporation, the within named Grantor, and that he/she as such officer, executed the foregoing instrument for the purposes therein contained as his/her own free act and deed, by signing the name of the company by himself/herself.

WITNESS my hand and notarial seal.

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

_____
Notary Public

My Commission Expires: March 3, 2026

4857-1751-4339v5

COMMONWEALTH OF VIRGINIA)
)
CITY OF RICHMOND)

The actual consideration or value, whichever is greater, for this transfer is $4,649,766.26.

Affiant

Subscribed and sworn to before me, this the 6 day of June, 2023.

Notary Public

My Comm. Expires: 4/30/2026

ERIC GESERICK
NOTARY PUBLIC
REGISTRATION # 8032647
COMMONWEALTH OF VIRGINIA
COMMISSION EXPIRES: 4/30/2026

ERIC GESERICK
NOTARY PUBLIC
REGISTRATION # 8032647
COMMONWEALTH OF VIRGINIA

4857-1751-4339v5

EXHIBIT "A"
To Deed

LEGAL DESCRIPTION

LAND SITUATED IN THE THIRD COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY. TENNESSEE AND BEING LOT 1 OF GRACE MANOR SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 200808260087635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SURVEY BY J. ALAN CRAWFORD, T.R.L.S. #2351, DATED MARCH 10, 2009, LAST REVISED AUGUST 14, 2009, AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE CENTERLINES OF BRICK CHURCH PIKE AND OLD HICKORY BOULEVARD;

THENCE, S87 DEGREES 12 MINUTES 00 SECONDS WEST 734.7' TO AN EXISTING IRON PIN AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

SAID PIN ALSO BEING THE SOUTHEAST CORNER OF GRACE BAPTIST CHURCH OF RECORD IN INSTRUMENT NUMBER 200404270047406, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING 40.00 FEET FROM THE CENTERLINE OF PAVEMENT OF OLD HICKORY BOULEVARD:

THENCE, WITH THE LINES OF GRACE BAPTIST CHURCH OF RECORD IN INSTRUMENT NUMBER 200404270047406, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE NORTH 06 DEGREES 26 MINUTES 28 SECONDS EAST, A DISTANCE OF 434.82 FEET TO AN IRON PIN (SET);

THENCE, WITH THE LINES OF GRACE BAPTIST CHURCH AND TENNESSEE CHRISTIAN SCHOOLS OF RECORD IN INSTRUMENT NUMBER 200307090094675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 83 DEGREES 39 MINUTES 08 SECONDS EAST, PASSING AN EXISTING IRON PIN AT 30.00 FEET, BEING THE SOUTHWEST CORNER OF TENNESSEE CHRISTIAN SCHOOLS, FOR A TOTAL DISTANCE OF 188.58 FEET TO AN EXISTING IRON PIN;

THENCE, WITH THE SOUTHERLY LINE OF TENNESSEE CHRISTIAN SCHOOLS OF RECORD IN INSTRUMENT NUMBER 200307090094674, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 83 DEGREES 37 MINUTES 40 SECONDS EAST, A DISTANCE OF 206.56 FEET TO AN EXISTING IRON PIN;

THENCE, ALONG OR NEAR THE WESTERLY LINE OF DAVIDSON ACADEMY OF RECORD IN INSTRUMENT NUMBER 200307090094675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SOUTH 06 DEGREES 21 MINUTES 41 SECONDS WEST, A DISTANCE OF 391.34 FEET TO AN EXISTING CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD (R.O.W. VARIES);

THENCE, ALONG OR NEAR THE NORTHERLY MARGIN OF SAID ROAD FOR THE NEXT FOUR (4) COURSES AND DISTANCES:

THENCE, NORTH 80 DEGREES 54 MINUTES 33 SECONDS WEST, A DISTANCE OF 9.38 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE, SOUTH 50 DEGREES 03 MINUTES 22 SECONDS WEST, A DISTANCE OF 42.08 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE, NORTH 85 DEGREES 53 MINUTES 35 SECONDS WEST, A DISTANCE OF 168.28 FEET TO AN EXISTING IRON PIN:

THENCE, NORTH 85 DEGREES 42 MINUTES 41 SECONDS WEST, A DISTANCE OF 176.74 FEET TO AN IRON PIN (SET);

THENCE, ALONG CURVE TO THE LEFT HAVING A RADIUS OF 2333.83 FEET, A CENTRAL ANGLE OF 0 DEGREES 18 MINUTES 28 SECONDS, AN ARC LENGTH OF 12.54 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85 DEGREES 51 MINUTES 55 SECONDS WEST, A DISTANCE OF 12.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 168, 340 SQUARE FEET OR 3.86 ACRES, MORE OR LESS.

AND BEING THE SAME PROPERTY CONVEYED TO GRACE ADULT HOMES INC., A TENNESSEE CORPORATION BY QUITCLAIM DEED FROM TRUSTEES OF GRACE BAPTIST CHURCH RECORDED AS INSTRUMENT NO. 20090305-0019947, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Description taken from a survey of Crawford & Cummings, PPC dated 3-10-09.

TOGETHER WITH A 20-FOOT PERPETUAL EASEMENT FOR GAS LINE PURPOSES CONVEYED TO GRACE ADULT HOMES BY INSTRUMENT RECORDED AS INSTRUMENT NO. 20090804-0073111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF LOT 1 ON THE FINAL PLAT OF GRACE MANOR OF RECORD IN INSTRUMENT NUMBER 200808260087635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

THENCE, ALONG THE NORTHERLY LINE OF LOT I SOUTH 83 DEGREES 39 MINUTES 08 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING:

THENCE, CROSSING THE PROPERTY OF TRUSTEES OF GRACE BAPTIST CHURCH OF RECORD IN INSTRUMENT NUMBER 200404270047406, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE NORTH 06 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 548.56 FEET;

THENCE, ALONG THE NORTHERLY LINE OF TRUSTEES OF GRACE BAPTIST CHURCH SOUTH 83 DEGREES 36 MINUTES 49 SECONDS EAST A DISTANCE OF 20.00 FEET TO AN EXISTING IRON PIN;

THENCE, ALONG THE COMMON LINE OF TRUSTEES OF GRACE BAPTIST CHURCH AND TENNESSEE CHRISTIAN SCHOOLS OF RECORD IN INSTRUMENT NUMBER 200307090094675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SOUTH 06 DEGREES 23 MINUTES 11 SECONDS WEST, A DISTANCE OF 548.55 FEET TO AN EXISTING IRON PIN:

THENCE, ALONG THE NORTHERLY LINE OF LOT I ON THE FINAL PLAT OF GRACE MANOR NORTH 83 DEGREES 39 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,971 SQUARE FEET OR 0.25 ACRES, MORE OR LESS.

Being the same property conveyed to GRACE ADULT HOMES, INC., A TENNESSEE CORPORATION, by deed of record as instrument No. 20090305-0019947, said Register's Office.

EXHIBIT "B"
to Deed

PERMITTED ENCUMBRANCES

1. 2023 and subsequent years real property taxes are a lien, but not yet due and payable.

2. Subject to all matters shown on the plan of record as Instrument No. 20080826-0087635, Register's Office for Davidson County, Tennessee, including the following:

   (a) 20' public utility easement along the southerly and southeasterly corner of the property;
   (b) 2' reserve strip for future right-of-way along the southerly property line;
   (c) 30' drainage buffer meandering along the easterly property line;
   (d) 18' drainage easement in the northeasterly portion of the property;
   (e) Drainage easement (detention pond and water quality) in the southerly/southeasterly portion of the property; and
   (f) Approximate 100 year flood plain designated along easterly property line.

3. The following matters shown the survey by J. Alan Crawford, T.R.L.S. #2351, dated March 10, 2009 last revised October 12, 2009:

   (a) 20' public utility easement along the southerly and southeasterly corner of the property;
   (b) 2' reserve strip for future right-of-way along the southerly property line;
   (c) 30' drainage buffer meandering along the easterly property line;
   (d) 18' drainage easement in the northeasterly portion of the property;
   (e) Drainage easement (detention pond and water quality) in the southerly/southeasterly portion of the property;
   (f) Approximate 150 year flood plain designated along easterly property line;
   (g) Minimum building setback lines:

      1. 10' from westerly and easterly property line;
      2. 20' from northerly property line;
      3. 82' from centerline of travelway pavement along the southerly property line;

   (h) 8' sanitary sewer and/or storm drainage easement along the southerly property line;
   (i) 10' minimum landscape buffer along the westerly, northerly, and easterly property lines;
   (j) Gravel area extending from Old Hickory Boulevard to the central portion of property;
   (k) Streams along the easterly property line;
   (l) Utility lines running diagonally along the southeasterly and southerly property lines;
   (m) Two dugouts and backstop in northwesterly portion of property;
   (n) Wooden bridge in northeasterly corner of property; and
   (o) Portable batting cage in 20' gas line easement.

4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6065, page 955 and Book 6065, page 946, Register's Office for Davidson County, Tennessee, as shown on the survey of J. Alan Crawford, T.R.L.S. #2351, dated March 10, 2009 last revised October 12, 2009.

5. Gas Line Easement recorded in Instrument No. 20090804-0073111, Register's office of Davidson County, Tennessee.

6. Grant of Easement to Comcast of Nashville, LLC recorded in Instrument No. 20190628-0062916, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Kay B. Housch, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on:

June 6, 2023

Kay B. Housch

Kay B. Housch

Date: June 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6 day of June, 2023.

Marjorie A. Haines, Notary Public

My commission expires: 9/21/2026

