Karen Johnson Davidson County
Batch# 1013143 DEEDWARRSP
06/09/2023 10:29:30 AM 9 pgs
Fees: $48.00 Taxes: $13,320.00
20230609-0043963

This instrument prepared by
and after recorded return to:
Richard D. Faulkner, Jr.
Baker, Donelson, Bearman, Caldwell
& Berkowitz, P.C.
633 Chestnut Street, Suite 1900
Chattanooga, Tennessee 37450

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Davidson Academy, a Tennessee non-profit corporation 1414 Old Hickory Blvd. Nashville, TN 37207-1018	(Same as New Owner)	03200020400

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **MCF Georgia, LLC,** a Georgia limited liability company ("***Grantor***"), hereby conveys to **Davidson Academy**, a Tennessee non-profit corporation, whose address is 1414 Old Hickory Blvd., Nashville, TN 37207-1018 ("***Grantee***"), Grantee's successors and assigns, that certain real property legally described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging to said Grantor, all buildings, structures, fixtures and other improvements located on, under or about said real property, if any, and all of Grantor's interest, if any, in the land lying beneath the roads and right-of-way abutting said real property (all of the foregoing being collectively referred to as the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference, none of which are sought to be reimposed hereby (the "***Permitted Exceptions***"); the state of facts which a physical inspection or accurate survey of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

The property is located at 1420 Old Hickory Blvd, Nashville, TN.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, 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, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Exceptions.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Exceptions.

[***The remainder of this page is intentionally left blank.***]

Witness our hand as of this 8th day of June, 2023, the undersigned having caused his name to be signed hereto on said day and date.

GRANTOR:

MCF Georgia, LLC, a Georgia limited liability company
By: Mooring Fund Manager, LLC, its Manager
By: Mooring Financial Corporation, its Manager

By: _____
Name: Daniel J. Briotti
Title: Vice President, Asset Management

ACKNOWLEDGMENT

STATE OF Virginia)
)ss.
~~COUNTY~~ City OF Richmond)

On this 6 day of June, 2023, before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, duly commissioned and sworn, personally appeared Daniel J. Briotti, to me known to be the individual described in the foregoing instrument as and known to me to be the Vice President, Asset Management, of Mooring Financial Corporation, a Delaware corporation, on behalf of such limited liability company, acknowledged to me that he signed and sealed the foregoing instrument as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

_____
Notary Public in and for the
State of Virginia

My Commission expires: 4/30/2026

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 3,600,000.

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2023.

Notary Public

My Comm. Expires: 11/6/2023

[*Signature Page Follows*]



Exhibit A

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 MCF GEORGIA, LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY DEED OF RECORD AS INSTRUMENT NO. ___202306090043962_____, SAID REGISTER'S OFFICE.

Exhibit B

Permitted Exceptions

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

