WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belmont University, A Tennessee Nonprofit Corporation	Belmont University, A Tennessee Nonprofit Corporation	105-09-0-023.00
(NAME) 1900 Belmont Boulevard	(NAME) 1900 Belmont Boulevard	
(ADDRESS) Nashville, Tennessee 37212-3757	(ADDRESS) Nashville, Tennessee 37212-3757	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ruth Ellen Johnson and Sheryl A. Byrd and Alfonso P. Johnson Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Belmont University, A Tennessee None Profit Corporation**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTORS.

unimproved ☐

This is improved ☒ property, known as 1801 14th Ave. South, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of September 2008.

Alfonso P. Johnson Jr. BY: ANDRE JOHNSON AIF
Alfonso P. Johnson Jr. by Andre Johnson as Attorney-in-Fact

Ruth Ellen Johnson
Ruth Ellen Johnson

Sheryl A. Byrd BY Ruth Ellene Johnson, POA
Sheryl A. Byrd by Ruth Ellen Johnson as Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 10/01/08 12:22 6 pgs
Fees:33.00 Taxes:1609.50
20081001-0099650

File No.: 104830

EXHIBIT A

Land in Davison County, Tennessee, being the northerly part of Lot No. 21 and the southerly part of Lot No. 22 on the Map of Belmont Land Company's Subdivision of Lots Nos. 63 and 64 of the 0. B. Hayes' "Rokeby" Addition of record in Book 21, page 87, Register's Office for said County, and described together as follows:

Beginning at a point in the westerly margin of 14th Avenue South, 5 feet north of the common corner of Lot Nos. 20 and 21; thence westerly parallel to the line between said two lots, 150 feet to the easterly margin of an alley; thence with the margin of said alley, northerly 47.4 feet to a point at the beginning of a curve; thence around said curve, northeasterly 23.2 feet to the southerly margin of Belcourt Avenue; thence with the margin of the same, easterly 110 feet to the beginning of a curve; thence around said curve, southeasterly 32.8 feet to the westerly margin of 14th Avenue South; thence with the margin of the same, southerly 42.6 feet to the point of beginning.

Being the same property conveyed to RUTH ELLENE JOHNSON, SHERYL A. BYRD, AND ALFONSO P. JOHNSON, JR. by Quitclaim Deed from RUTH ELLENE JOHNSON, TRUSTEE, of record in Instrument Number 20081001-0099647, said Register's Office.

RUTH ELLEN JOHNSON AND RUTH ELLENE JOHNSON BEING ONE IN THE SAME PERSON.

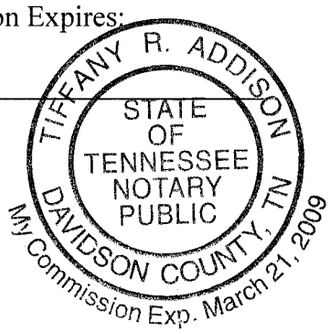
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tiffany R. Addison, the undersigned, a Notary Public in and for said County and State, the within name **RUTH ELLENE JOHNSON**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 25th day of September 2008.

Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September 2008, before me personally appeared Andre Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alfonso P. Johnson, Jr., and who acknowledged that he executed same as the free act and deed of said Alfonso P. Johnson, Jr., by virtue of that Power of Attorney, duly executed by the said Alfonso P. Johnson, Jr., and appearing of record in Instrument Number 20081001-0099648 Register's Office for Davidson County, Tennessee.

Witness my hand and seal, this 25th day of ~~September~~ 2008.

Notary Public

My Commission Expires: March 9 2010

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September 2008, before me personally appeared Ruth Ellene Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sheryl A. Byrd, and who acknowledged that he executed same as the free act and deed of said Sheryl A. Byrd, by virtue of that Power of Attorney, duly executed by the said Sheryl A. Byrd, and appearing of record in Instrument Number 20081001-0099649 Register's Office for Davidson County, Tennessee.

Witness my hand and seal, this 25th day of September 2008.

Notary Public

My Commission Expires: March 9, 2010

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, 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.

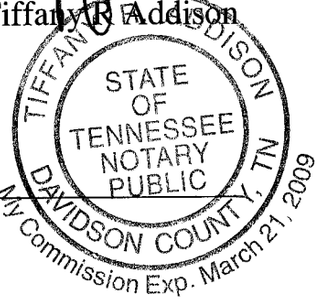
Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison



My Commission Expires:_____