BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF NOVEMBER, 2009. Notary Public (AFFIX SEAL)

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE NOTARY PUBLIC JOHN GREGORY HARDEMAN DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Elise Richardson	New Owner	
(NAME) 511 Bent Tree Drive	(NAME)	117-16-237
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **LIPSCOMB UNIVERSITY, FORMERLY KNOWN AS DAVID LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE ELISE RICHARDSON, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 34-B Zone Lot Division, Lots Nos. 33 and 34, S.F. and C.D. Morrow's Subdivision, of record in Book 6900, page 320, amending Book 332, page 86, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Lipscomb University by deed from John T. Hudy and wife, Annette Gaddes Hudy of record in Book 11246, page 655 and by Deed of Correction of record as Instrument No. 20091124010080S9, Register's Office for Davidson County, Tennessee. The said David Lipscomb University is now known as Lipscomb University.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Plat Book 6900, page 320, said Register's Office; and (c) restrictive covenants of record in Plat Book 6900, page 320, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1133 Morrow Avenue, Nashville, TN 37204

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20090079855 DEEDWARR
Recvd: 11/24/09 11:31 2 pgs
Fees:13.00 Taxes:1124.80
20091124-0108060

Witness my hand this 20th day of November, 2009.

Lipscomb University,
a Tennessee non-profit corporation

By: Lipscomb University
By: Danny H. Taylor

Danny H. Taylor, Sr. Vice President for
Finance and Administration

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny H. Taylor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sr. Vice President for Finance and Administration of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2009.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

John Gregory Hardeman Notary Public