ROW, LLC
RO ROAD, STE 300
N 37215

BILL GARRETT, Davidson County
Trans:T20100025961 DEEDWARR
Recvd: 04/30/10 13:18 2 pgs
Fees:13.00 Taxes:1043.40
20100430-0033069

BOX 10-A

WARRANTY DEED

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Ruth Ann Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2010.

Notary Public

(AFFIX SEAL)

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
Ruth Ann Williams, et al	New Owners	
(NAME) 1309 Haber Drive	(NAME)	117-16-193
(ADDRESS) Brentwood, TN 37027	(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, A TENNESSEE NON-PROFIT CORPORATION, FORMERLY KNOWN AS DAVID LIPSCOMB UNIVERSITY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH ANN WILLIAMS, AS TO AN UNDIVIDED 16.6% INTEREST, ANTHONY SCOTT WILLIAMS, AS TO AN UNDIVIDED 16.7% INTEREST, KIMBERLY W. LABOONE, AS TO AN UNDIVIDED 16.7% INTEREST AND TERRY S. DUNCAN AND WIFE, PAMELA DUNCAN, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON**, 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 part of Lots No. 21 and 22 on the Map of S.F. and C.E. Morrow's Subdivision of Lots No. 38, 39 and part of Lot 37 in Nathan McNairy's Subdivision, of record in Book 332, page 86, Register's Office for Davidson County, Tennessee.

Said part of Lots No. 21 and 22 front together 100 feet on the northerly side of Maplehurst Avenue and run back between parallel lines 179.5 feet to an alley which measures 100 feet thereon.

Being the same property conveyed to David Lipscomb University by deed from Beverly S. Watson, unmarried, of record in Book 10434, page 556, said Register's Office. David Lipscomb University is now known as Lipscomb University, a Tennessee non-profit corporation.

This conveyance is subject to (a) 2010 real property taxes, which have been assumed and will be paid by the Grantor; (b) all matters appearing on the plan of record in Book 332, page 86, said Register's Office; (c) restrictive covenants of record in Book 1562, page 545 and Book 1641, page 59, said Register's Office; and (d) easement retained in Bill No. 88-350, an Ordinance to Amend the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, by Closing, Vacating and Abandoning a Portion of Dorris Avenue, (Proposal No. 88A-017U).

unimproved ☐

This is improved ☒ property, known as 1100 Maplehurst Lane, 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.

Witness my hand this 29th day of April, 2010.

Lipscomb University,
a Tennessee non-profit corporation

By: _____
Phillip W. Ellenburg, General Counsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip W. Ellenburg, 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 General Counsel 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 29th day of April, 2010.

_____
John Gregory Hardeman Notary Public

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

My Commission Expires MAR 4, 2013