# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120047919 DEEDWARR
Recvd: 06/29/12 08:46 2 pgs
Fees:13.00 Taxes:1480.00

20120629-0057058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Lipscomb University
By: Danny A Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2012.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY

Connie Taylor
Notary Public

MY COMMISSION EXPIRES: 9/21/2015

(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 |
|---|---|---|
| Lipscomb University | Lipscomb University<br>c/o Larry Cochran | 11716020100 |
| (NAME)<br>4020 Granny White Pike | (NAME)<br>Business Office<br>One University Park Drive | |
| (ADDRESS)<br>Nashville, TN 37215 | (ADDRESS)<br>Nashville, TN 37204 | |
| (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, I, **CHARLES YOUREE JR.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **LIPSCOMB UNIVERSITY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One

Being Lot No. 9 and the southerly 23.9 feet of Lot No. 8 on the map of S. F. and C. D. Morrow subdivision of Lots 38 and 39 and part of Lot 37 of Nathaniel McNairy's subdivision as of record in Book 332, Page 86, Register's Office for Davidson County, Tennessee. Said Lot No. 9 and the southerly part of Lot No. 8 front together 80 feet on the easterly side of the Granny White Pike, and run back 250 feet on the south line with the north margin of what appears to be a 25 foot alley and run back on the north line 242 feet, more or less, to a 15 foot alley in the rear, on which they front 78.9 feet.

Tract Two

A part of said Lot No. 8 described as follows: At a point in the westerly line of Lot No. 8, Jones' northwest corner, and extending in a northeasterly direction with a margin of Granny White and the westerly boundary line of Lot No. 8, 6 feet to a point in said boundary line: thence easterly parallel with Jones' north boundary line 245 feet, more or less to a point in the easterly boundary line of Lot No. 8 thence with the easterly boundary line of Lot No. 8, 6 feet in a southerly direction to Jones' northeast corner in what was formerly an alleyway; thence with Jones' north boundary line, westerly 245 feet more or less, to the point of beginning.

Excluded Property

Excluded, however, from the foregoing description of Tract One and Tract Two are the portions of Tract One and Tract Two that are contained in the following description:

Being parts of lots numbers 10, 9, 8 and 7, on the map of S. F. & C. D. Morrow's Subdivision of lots 38, 39 and part of 37 in McNairy's Subdivision as of record in Book No. 332, Page 86, Register's Office for Davidson County, Tennessee. Said parts of said lots numbers 10, 9, 8, and 7 herein conveyed are more particularly described as follows:

Beginning on the northerly margin of Maplehurst Avenue at a point 48 feet west of the corner of lots Nos. 10 and 11; thence with the northerly margin of said Avenue, westwardly 85 feet to the corner of lots Nos. 9 and 10; thence northwardly along a line parallel with and 133 feet west of the line between lots Nos. 10 and 11 to its intersection with the easterly line of the property conveyed to Elza P. Landon by deed from S. F. Morrow of record in Book 1110, Page 135, said Register's Office; thence with Landon's easterly line, northwardly to the line between lots Nos. 6 and 7: thence with said line, eastwardly 49 feet to the northeast corner of lot No. 7, thence with the easterly line of said lot No. 7, southwardly 271/2 feet to the northwest corner of said lot No. 10, thence with the northerly line of said lot No. 10, eastwardly 10 feet to a point 48 feet west of the corner of lots Nos. 10 and 11, thence southwardly 204.5 feet to the beginning.

The foregoing property that includes the excluded portions of Tract One and Tract Two is the same property conveyed to Clarice B. Hatcher by deed from Arree Finley Youree and husband, Howard Youree, of record in Book 1427, Page 15, and Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Youree Jr. by Quitclaim deed from Charles Youree and wife, Ann Youree , dated 08/15/1995 and filed of record in Book 9763, page 315, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 4020 Granny White Pike, Nashville, TN 37215

(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 28th day of June, 2012.

x Charles Youree, Jr.
Charles Youree Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Youree Jr. , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28, day of June, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015