(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,024,211.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

BILL GARRETT, Davidson County
Trans: T20150085087 DEEDWARR
Recvd: 10/06/15 12:32 3 pgs
Fees: 18.00 Taxes: 3789.58
20151006-0101759

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RER Partnership	Lipscomb University	
(NAME)	(NAME)	
2209 Crestmoor Rd., Ste. 100	One University Park Dr.	PARCEL A - 117-16-121.00 PARCEL B - 117-16-121.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, WE, **SCOTT SAUNDERS, TRUSTEE, OF THE THOMAS AND EMMA STATON REVOCABLE TRUST AGREEMENT DATED JULY 23, 1997, AS AMENDED ON NOVEMBER 3, 2005, JULY 30, 2008, SEPTEMBER 30, 2008, JANUARY 21, 2011 AND AUGUST 19, 2011, WITH FULL POWER TO MORTGAGE, ENCUMBER, SELL AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** 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 conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 843, Page 22 and 23 (as to Parcel A), Plat Book 843, Pages 22 and 23 (as to Parcel B) , said Register's Office; (c) restrictive covenants of record in Book 737, Page 272, Book 1229, Page 126 and Book 1469, Page 141 (As to Parcel A & B), said Register's Office; and (d) Deed of Conveyance to Metro for Water/Sewerage Services recorded in Book 5011, Page 673. (as to Parcels A and B).

unimproved _
This is improved x property, known as 3701 & 3712 Ferndale, 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.

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

BOX 10-A

Witness my hand this 1st day of October, 2015.

BY: _____

SCOTT SAUNDERS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Scott Saunders 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 Trustee of the Thomas and Emma Staton Revocable Trust Agreement, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 1st Day of October, 2015.

Commission expires:

_____
Notary Public

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

EXHIBIT "A"

Parcel A

Land in Davidson County, Tennessee, being Lots 20 and 21, MAPLEHURST, BLOCK Q, as shown on plat of record in Plat Book 843, Pages 22 and 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emma D. Staton, Trustee of The Thomas and Emma Staton Revocable Trust Agreement dated July 23, 1997, as amended on November 3, 2005, July 30, 2008, September 30, 2008, January 21, 2011 and August 19, 2011, with full power to mortgage, encumber, sell and convey without the joinder of any beneficiary by Warranty Deed from Jerry Eugene Tidwell and Joy T. Brooks, recorded on the 27th day of October, 2011 in Instrument No. 20111027-0083584, in the Register's Office of Davidson County, Tennessee.

Parcel B

Land in Davidson County, Tennessee, being Lot 11, MAPLEHURST, BLOCK P, as shown on plat of record in Plat Book 843, Pages 22 and 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emma D. Staton, Trustee of The Thomas and Emma Staton Revocable Trust Agreement dated July 23, 1997, as amended on November 3, 2005, July 30, 2008, September 30, 2008, January 21, 2011 and August 19, 2011, with full power to mortgage, encumber, sell and convey without the joinder of any beneficiary by Warranty Deed from Jerry Eugene Tidwell and Joy T. Brooks, recorded on the 27th day of October, 2011 in Instrument No. 20111027-0083588, in the Register's Office of Davidson County, Tennessee.

Pursuant to notice filed in the Probate Court of Montgomery County, Alabama, Emma Staton resigned as Trsutee and has appointed Scott Saunders to serve as Successor Trustee of the Thomas and Emma Staton Revocable Trust agreement dated July 23, 1997.