Davidson County DEEDWARRSP
Recvd: 01/29/16 15:27 4 pgs
Fees:23.00 Taxes:6290.00
20160129-0009040

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	10408025400	Same
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 2784 Highway 31W White House, TN 37188		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, 1500, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey to VANDERBILT UNIVERSITY, a Tennessee nonprofit corporation ("Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the year 2016 and thereafter a lien, not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 161, Page 141, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1502 18th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28th day of January, 2016.

GRANTOR:

1500, LLC, a
Tennessee limited liability company

By: _____
Name: W. Fred Williams
Its: Vice President & Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public for the State and County aforesaid, W. FRED WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President and Secretary of 1500, LLC, a Tennessee limited liability company, and is authorized by such company to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of January, 2016.

Notary Public

My Commission Expires: 10-30-19

CAROL BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,700,000.00.

Valerie Webb, as agent

Sworn to and subscribed before me this 28th day of January, 2016.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

EXHIBIT A
LEGAL DESCRIPTION

LAND in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot "D" and part of Lot "E" on the Plan of W. P. Ready's Subdivision of Part of Lot 46, of the O.B. Hayes Plan of record in Book 161, Page 141, Register's Office for said County and more particularly described as follows:

Beginning in the East right of way of 18th Avenue South, formerly Lamar Street, at the South right of way of an Alley, located approximately 479.8 feet South of Horton Avenue;
Thence leaving said 18th Avenue and along said Alley S 81° 22' 29" E, 157.33 feet to an iron pin in the West right of way of Metro Alley No. 442;
Thence along said Alley S 9° 9' 34" W, 81.45 feet to an iron pin;
Thence leaving said Alley N 83° 18' 30" W, 157.58 feet to an iron pin in said 18th Avenue;
Thence along said 18th Avenue South N 9° 14' 00" E, 86.77 feet to the point of beginning.

The above description is taken from the survey prepared by Patrick Coode and Company, LLC, dated June 12, 2014.

Being the same property conveyed to 1500, LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20150128-0008018, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, LISA HODGES, a notary public for this county and state, RYAN GARDNER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/01/2016

