WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024353 DEEDWARR
Recvd: 03/28/16 09:31 2 pgs
Fees:13.00 Taxes:2257.00
20160328-0028374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/18/17
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

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.	11716020500/
(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, **JOSEPH C. SPIVEY, ADMINISTRATOR**, 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:

Being situated in the 7th, formerly the 11th Civil District of said County and is a part of the property formerly belonging to the O. F. Noel Estate, and conveyed to J. R. Henderson and wife, by deed from Oscar F. Noel et als, and described according to a survey made thereof by John Wilkes, Civil Engineer on June 27, 1928, as follows:

Beginning on the Easterly margin of the Granny White Road at the Southwest corner of a lot conveyed to Ida Mae Boles by deed from J. R. Henderson and wife, which is of record in Book 821, Page 350, Register's Office for said County; thence with said Boles' South line in an Easterly direction 182-1/2 feet to an iron pipe, being said Boles Southeast corner; thence Southwardly with said Boles' East line, if the same were extended, 80.6 feet to an iron pipe; thence in a Westerly direction 218 feet to an iron pipe on the Easterly margin of said Road; thence with the Easterly margin of said Road North 26-1/2 degrees East, 100 feet to the beginning.

Being the same property conveyed to Jeffrey Alan Spivey, unmarried by Warranty Deed from David Lipscomb University, a Tennessee Corporation, recorded on the 12th day of July, 1991 in Deed Book 8396, Page 829, in the Register's Office of Davidson County, Tennessee. The said Jeffrey Alan Spivey died Intestate on March 7, 2015. Nancy Morgan Spivey is the sole Heir at Law. Joseph C. Spivey was appointed Administrator of the estate of Jeffrey Alan Spivey.Pursuant to the Orders Approving Administrator's Plan of Distribution entered Ausgust 11, 2015 and October 2, 2015, Joseph C. Spivey as Administrator is granted power of sale of the above property, under Docket No. 14P767, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to 2016 real property taxes.

This is improved x property, known as 4102 Granny White Pike, Nashville, TN 37204 (unimproved)
(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.

BOX 10-A

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

Witness my hand this 25 day of March, 2016

THE ESTATE OF JEFFREY ALAN SPIVEY

BY: Joseph C Spivey

JOSEPH C. SPIVEY, ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Joseph C. Spivey with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Administrator of the Estate of Jeffrey Alan Spivey, and who further acknowledged that he is authorized to execute the within instrument as Administrator of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 25 day of March, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public