RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Sumner)
Davidson County DEEDWARRSP Recvd: 04/01/16 15:13 4 pgs Fees:23.00 Taxes:2997.00 **20160401-0031296**	The actual consideration for this transfer or value of property transferred (whichever is greater) is $810,000.00. Affiant Sworn to and subscribed before me this 31st day of March, 2016. Notary Public My Commission Expires: 08/28/2020 STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (SEAL)
PREPARED BY AND RETURN TO: Webb Sanders PLLC 2784 Highway 31W White House, TN 37188	

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Vanderbilt University Office of the General Counsel Attn: Sean Scally 2100 West End Ave., Suite 750 Nashville, TN 37203-5233	New Owner	104-08-285.00

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, PAUL R. LOHR, III and MARY M. MATTHEWS, as tenants by the entireties with rights of survivorship ("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 subsequent years a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 830, Register's Office for Davidson County, Tennessee.

This is improved property known as 1503 17th Avenue South, Nashville, Davidson County, Tennessee, 37212.

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

Grantor covenants with 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 31st day of March, 2016.

GRANTOR:

Paul R. Lohr, III

Mary M. Matthews

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, PAUL R. LOHR, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2016.

Notary Public

My Commission Expires: 10/18/16

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MARY M. MATTHEWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2016.

Notary Public

My Commission Expires: 10/18/16

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the north 55 feet of the south one-half of the easterly part of Lot 46 on the Plan of 0. B. Hayes Large Lots, called Rokeby, of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of 17th Avenue South, formerly Addison Street, 110 feet north of the common corner of Lot Nos. 46 and 55 (incorrectly referred to in past conveyances as Lot 65); thence at a right angle westerly 157.9 feet to an alley; thence with the margin of said alley northerly and parallel to the westerly margin of 17th Avenue South, 55 feet to a point; thence easterly and parallel with the first line, 157.9 feet to the westerly margin of the 17th Avenue South, thence with the margin of the same southerly 55 feet to the point of beginning.

Being the same property conveyed to Paul R. Lohr and Mary M. Matthews, as tenants by the entireties with rights of survivorship by Trustee's Deed from Ernest B. Williams IV, Trustee, of record in Instrument No. 20090923-0088574, Register's Office for Davidson County, Tennessee, dated September 21, 2009 and recorded on September 23, 2009.

Being also known as 1503 17th Avenue South, Nashville, TN 37212.

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

