WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/16 10:06 3 pgs
Fees:18.00 Taxes:2360.05
20160404-0031575

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RER Partnership	Lipscomb University	117-16-0-016.00
(NAME)	(NAME)	
2209 Crestmoor Rd., Ste. 100	One Lipscomb Park Dr.	
(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, JOHN P. DONAHUE AND SPOUSE, BEVERLY J. DONAHUE, 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 GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 12 on the Plat of Green Hills Subdivision, Section 1, of record in Plat Book 5210, page 368, Register's Office for said County.

BEGINNING at an iron pin set in concrete in the westerly margin of Belmont Blvd., at the common front corner of Lots 12 and 12a; thence with the line between said two lots westerly 105.000 feet to an iron pin, said point being the common rear corner of Lots 12 and 12a; thence northerly 110.0 feet to an iron pin in the southerly margin of Observatory Drive; thence with the margin of the same easterly 78.47 feet to an iron pin at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve 40.754 feet to an iron pin in the westerly margin of Belmont Blvd.; thence with the margin of the same southerly 83.46 feet to the point of beginning.

Being the same property conveyed to JOHN P. DONAHUE, by deed from BRIAN D. HUMPHREY AND SPOUSE, PAMELA H. HUMPHREY, of record in Book 8681, page 359, dated July 15, 1992, said Register's Office. Being further conveyed to JOHN P. DONAHUE AND SPOUSE, BEVERLY J. DONAHUE, by Quitclaim Deed of record in Book 10550, page 885, dated July 25, 1997, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plat of Green Hills Subdivision, Section 1, of record in Plat Book 5210, page 368, Register's Office for said County; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 1601 N. Observatory, 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 our hands this 1st day of April, 2016.

John P. Donahue

Beverly J. Donahue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN P. DONAHUE AND BEVERLY J. DONAHUE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nash, this 1st day of April, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

