(4)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20160027494 DEEDWARR
Recvd: 04/05/16 11:15 2 pgs
Fees:13.00 Taxes:3792.50
20160405-0032452

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan D. Adams		104-16-0-276-00
(NAME)	(NAME)	(MAP)
1259 Devens Court	New Owner	117-04-0-016-00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		117-15-0-033-00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lipscomb University, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Alan D. Adams, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Tract I & II:

Two tracts of land in Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, July 31, 1965, as follows:

Tract I: Being the southerly 50 feet of Lot No. 195 on the Map of Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the westerly side of Oakland Avenue, and extends back between parallel lines, 175 feet to an alley.

Tract II: Being the southerly 32.5 feet of Lot No. 196, and the northerly 32 feet of Lot No. 197, on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lots adjoin and front together 64.5 feet on the westerly side of Oakland Avenue, and extend back between parallel lines, 175 feet to an alley.

Tract III:

Being Lot No. 23 on the Map of Hillmont Subdivision, as of record in book 1424, page 37, Register's Office for said County.

Said Lot No. 23 fronts 105 feet on the north side of Glen Echo Road and runs back between lines 152 feet on the west line and 171.7 feet on the east line to a dead line in the rear on which it measures 106.9 feet.

Tract I & II: Being the same property conveyed to Ira T. Adams and wife, Martha S. Adams by warranty deed from W. E. Buist, Jr., devisee, and W. E. Buist, Jr., and wife, Roberta C. Buist of

record in Book 3931, page 720, Register's Office for Davidson County, Tennessee, dated 08/25/1965 and recorded on 09/07/1965.

Tract III: Being the same property conveyed to Ira T. Adams and wife, Martha S. Adams by warranty deed from Clarence Sutherland, III, unmarried of record in Book 3849, page 146, Register's Office for Davidson County, Tennessee, dated 12/28/1964 and recorded on 01/08/1964.

Being the same property conveyed to Lipscomb University by executor's deed from Larry T. Adams of record in Instrument No. 20160322-0027038 Register's Office for Davidson County, Tennessee, dated 02/25/2016 and recorded on 03/22/2016, as corrected by Scrivener's Affidavits of record in Instrument Nos. 20160405-0032449 and 20160405-0032451, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2503 & 2507 Oakland Ave/1618 Glen Echo Road, Nashville, Tennessee

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 my/our hand(s) this 1st day of April, 2016.

Lipscomb University

By: Danny H Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Danny H Taylor, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Sr Vice Pres. F&A of Lipscomb University the within named bargainer, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the corporation by the said Sr Vice Pres. F&A as such officer.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of April, 2016.

India L Triplett
Notary Public

My Commission Expires:

INDIA L TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016