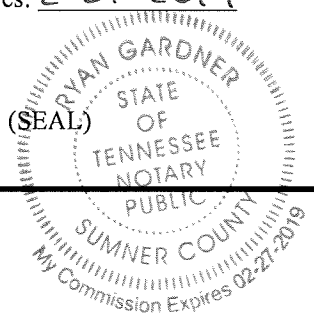
RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Sumner)
Davidson County DEEDWARRSP Recvd: 07/21/16 09:05 6 pgs Fees:33.00 Taxes:6105.00 **20160721-0074995**	The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,650,000.00. Affiant Sworn to and subscribed before me this 20th day of July, 2016. Notary Public My Commission Expires: 2-27-2019
PREPARED BY AND RETURN TO: Webb Sanders PLLC 2784 Highway 31W White House, TN 37188	(SEAL)



SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
The Vanderbilt University Office of the General Counsel Attn: Sean Scally 2100 West End Ave., Suite 750 Nashville, TN 37203-5233	New Owner	104 03 0 021.00

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, OAKWOOD PARTNERS, a Tennessee general partnership ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey to THE 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. Davidson County taxes for the year 2016 and thereafter, not yet due and payable.
2. Restrictions, dedications, conditions reservations, easements and other matters shown on the plat of JOHN H. WILLIAMS, JR.'S SUBDIVISION, as recorded in Plat Book 161, Page 77, Register's Office for Davidson County, Tennessee.
3. Deed of Easement as set forth in instrument recorded in Book 8558, Page 992, Register's Office for Davidson County, Tennessee.
4. Lease by Hodgson and Douglas, LLC, as a tenant under an unrecorded lease.

This is improved property known as 120 29th 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 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 as of this 19 day of July, 2016.

GRANTOR:

OAKWOOD PARTNERS, a
Tennessee general partnership

By: _____
Name: Joe M. Hodgson
Its: Partner

By: _____
Name: JAMES O. DOUGLAS
Its: PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Joe Hodgson, 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 Partner of Oakwood Partners, a Tennessee general partnership, and is authorized by such partnership to execute this instrument on its behalf.

Witness my hand, at office, this 19 day of July, 2016.

_____
Traci Sellers
Notary Public

My Commission Expires: _____

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, James Douglas, 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 Partner of Oakwood Partners, a Tennessee general partnership, and is authorized by such partnership to execute this instrument on its behalf.

Witness my hand, at office, this 19 day of July, 2016.

Traci Sellers
Notary Public

My Commission Expires:

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of John H. Williams, Jr.'s, Subdivision of Lot No. 55 of Boyd Cockrell Spring Tract, as of record in Book 161, page 77, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 29th Avenue South, formerly Williams Avenue, at the corner of Lots Nos. 13 and 14, thence with the easterly margin of said Avenue, southerly 50 feet to the northerly margin of an alley; thence with the northerly margin of said alley, easterly 130 feet; thence in a northeasterly direction to the westerly margin of an alley in the rear of said lots; thence with the westerly margin of the last mentioned alley, northerly 45 feet to the corner of said Lots Nos. 13 and 14; thence westerly with the line between said two lots 135 feet to the beginning.

Being the same property conveyed to Oakwood Partners, a Tennessee general partnership comprised of Joseph M. Hodgson and James O. Douglas, by General Warranty Deed from Vanderbilt Place Partners, dated January 3, 1992, and recorded January 7, 1992, in Book 8523, Page 770, in the Register's Office for 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: 03/29/2020

