SPECIAL WARRANTY DEED

RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Davidson)
Davidson County DEEDWARRSP Recvd: 12/05/16 09:40 4 pgs Fees:23.00 Taxes:20117.05 **20161205-0127150**	The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,437,040.00. Affiant Sworn to and subscribed before me this 1 day of December, 2016. Notary Public My Commission Expires: May 8, 2018
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W White House, TN 37188	(SEAL) MATTHEW McCALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

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	10403024000

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, 2900 VANDERBILT PLACE PARTNERS ("**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**").

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this 1 day of December, 2016.

GRANTOR:

VANDERBILT PLACE PARTNERS, a Tennessee general partnership

By: Harold E Brewer
Name: Harold E. Brewer
Its: Managing Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Harold E. Brewer, 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 Managing Partner of Vanderbilt Place Partners, a Tennessee general partnership, and is authorized by such partnership to execute this instrument on its behalf.

Witness my hand, at office, this 1 day of December, 2016.

Notary Public

My Commission Expires: May 8, 2018

MATTHEW McCALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Being Lots 15, 16 and 17 on the Plan of John H. Williams, Jr.'s Subdivision of Lot No. 55 of the Boyd Cockrill Spring Tract, as of record in Book 161, Page 77, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 2900 Vanderbilt Place Partners, a Tennessee general partnership, by Special Warranty Deed from American Constructors, Inc., a Tennessee corporation, recorded on the 10th day of November, 2008 in Instrument No. 20081110-0111631, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, VALERIE WEBB, 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.

Valerie Webb

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, VALERIE WEBB who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

