RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF WILLIAMSON)
BILL GARRETT, Davidson County Trans:T20160111666 DEEDWARRSP Recvd: 12/19/16 16:05 6 pgs Fees:33.00 Taxes:49025.00 20161219-0133310	The actual consideration for this transfer or value of property transferred (whichever is greater) is $13,250,000.00. Affiant Sworn to and subscribed before me this 19th day of December, 2016. MELISSA LEUFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES July 3, 2017 Notary Public My Commission Expires: 07-03-17 (SEAL)
PREPARED BY: Gregory S. Perrone, PC 109 Westpark Drive, Suite 330 Brentwood, TN 37027	

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, Ste 750 Nashville, TN 37203-5233	New Owner	092-16-0-139.00 092-16-0-141.00 092-16-0-143.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **LAND DEVELOPMENT.COM, INC.**, a Tennessee corporation (***"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:

Tract I:

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 092-16-0-139.00.
2. Matters shown on the Plan of record in book 57, Page 154, said Register's Office.

Tract II:

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 092-16-0-141.00.
2. Matters shown on the Plan of record in book 57, Page 154, said Register's Office.

Tract III:

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 092-16-0-143.00.
2. Matters shown on the Plan of record in Book 57, page 154, said Register's Office.

This is improved property known as 1912, 1918 and 1922 Broadway, Nashville, Tennessee, 37203.

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 on Exhibit B.

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 19th day of December, 2016.

GRANTOR:

LAND DEVELOPMENT.COM, INC., a Tennessee corporation

By: _____
Name: Ardavan Afrakhteh
Its: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Ardavan Afrakhteh, 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 President of Land Development.com, Inc., a Tennessee corporation, and is authorized by such corporation to execute this instrument on its behalf.

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

_____
Notary Public

My Commission Expires: 07-03-17

MELISSA CEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES July 3, 2017

EXHIBIT A

LEGAL DESCRIPTION

TRACT I

Land in Davidson County, Tennessee, being Lot(s) 22 and 23, as shown on the map entitled John H. Williams' Subdivision of Lots Nos. 147 and 148 of the Boyd Home Tract, of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee.

Said Lot 22 fronts 42 feet on the northerly side of Broad Street and extends back between parallel lines with the westerly margin of Lyle Avenue 150 feet to an alley.

Said Lot No. 23 fronts 50 feet on the northerly side of Broad Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to J. W. JOHNSON, by installment deed from JOSEPH SBUTTONI, UNMARRIED, of record in Book 4030, Page 818, dated June 27, 1966, said Register's Office. JOSEPH W. JOHNSON AND WIFE, MARILYN W. JOHNSON have conveyed said property to JOSEPH W. JOHNSON AND MARILYN W. JOHNSON, TRUSTEES OF THE JOSEPH W. JOHNSON AND MARILYN W. JOHNSON REVOCABLE LIVING TRUST by quitclaim deed of record in Book 11490, Page 89, dated May 20, 1999, said Register's Office. JOSEPH W. JOHNSON AND MARILYN W. JOHNSON, TRUSTEES OF THE JOSEPH W. JOHNSON AND MARILYN W. JOHNSON REVOCABLE LIVING TRUST have conveyed said property to BROADWAY AT LYLE PROPERTIES, INC., A TENNESSEE CORPORATION by quitclaim deed of record in Instrument No. 20060328-0034957, dated March 24, 2006, said Register's Office.

Being the same property conveyed to LAND DEVELOPMENT COM INC., A TENNESSEE CORPORATION, by deed from BROADWAY AT LYLE PROPERTIES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20150722-0071664, dated July 21, 2015, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Lot(s) 24-26, as shown on the map entitled the Map of John H. Williams' First Subdivision, of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot Nos. 24, 25 and 26 adjoin and front 50 feet each on the northerly side of Broadway, formerly Broad Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to 1918 BROADWAY, LLC, by deed from PAUL C. BUFF AND WIFE, ELIZABETH BUFF, of record in Book 10148, page 951, dated August 5, 1996, said Register's Office.

Being the same property conveyed to LAND DEVELOPMENT COM INC., A TENNESSEE CORPORATION, by deed from 1918 BROADWAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150814-0081692, dated August 12, 2015, said Register's Office.

Also being described as follows:

LAND SITUATED IN THE 19th COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE SOUTH BY BROADWAY, ON THE WEST BY LAND DEVELOPMENT.COM, INC., ON THE NORTH BY ALLEY # 384 AND ON THE EAST BY BROADWAY AT LYLE PROPERTIES, INC., BEING LOTS NUMBER 24, 25 & 26 AS SHOWN ON THE MAP ENTITLED, THE MAP OF JOHN H. WILLIAMS' FIRST SUBDIVISION, OF RECORD IN PLAT BOOK 57, PAGE 154 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IN HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF 20TH AVENUE NORTH AND BROADWAY, THENCE IN A NORTHEASTERLY DIRECTION 90 FEET +/- TO A MAG-NAIL SET IN TOP OF A CONCRETE WALL ON THE NORTHERLY MARGIN OF BROADWAY, AT THE SOUTHEAST CORNER OF LAND DEVELOPMENT.COM, INC., AS RECORDED IN INSTRUMENT NUMBER 20130325-0029035 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE SUBJECT PARCEL'S SOUTHWEST CORNER AND THE POINT OF BEGINNING.

THENCE LEAVING BROADWAY WITH THE LINE OF LAND DEVELOPMENT.COM, INC., N 30°49'55" W, A DISTANCE OF 149.94 FEET TO AN IRON ROD SET IN THE SOUTHERLY MARGIN OF ALLEY NUMBER 384;

THENCE WITH THE SOUTHERLY MARGIN OF ALLEY NUMBER 384, N 42°30'42" E, A DISTANCE OF 149.44 FEET TO AN IRON ROD SET AT THE NORTHWEST CORNER OF BROADWAY AT LYLE PROPERTIES, INC. AS RECORDED IN INSTRUMENT NUMBER 20060328-0034957 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE WITH BROADWAY AT LYLE PROPERTIES, INC., S 30°48'20" E, A DISTANCE OF 149.74 FEET TO TO A MAG-NAIL SET IN THE NORTHERLY MARGIN OF BROADWAY ;

THENCE WITH THE MARGIN OF BROADWAY, S 42°26'02" W, A DISTANCE OF 149.43 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 21,445.63 SQUARE FEET, 0.492 ACRES. THIS SURVEY WAS PERFORMED BY DALE AND ASSOCIATES INC. ON NOVEMBER 25, 2014 UNDER THE SUPERVISION OF STEVEN C. MATTHEWS, A REGISTER LAND SURVEYOR IN THE STATE OF TENNESSEE, RLS# 2352.

TRACT III

Land in Davidson County, Tennessee, being Lot(s) 27, as shown on the map entitled the Plan of J. H. Williams Subdivision of Lot No. 147, Boyd Home Tract, of record in Book 57, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 27 fronts 50 feet on the northerly side of Broadway, formerly Broad Street, and runs back between parallel lines, with the easterly margin of 20th Avenue North, 150 feet to an alley.

Being the same property conveyed to LAND DEVELOPMENT.COM, INC., by deed from MANUEL M. CUEVAS, of record in Instrument No. 20130325-0029035, dated March 15, 2013, said Register's Office.