BILL GARRETT, Davidson County
Trans:T20160111666 DEEDQC
Recvd: 12/19/16 16:06 2 pgs
Fees:12.00 Taxes:0.00
20161219-0133311

This Instrument Was Prepared By:
Perrone & Young, Attorneys At Law
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner:	**Send Tax Bills To:**	**Map and Parcel#:**
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**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Land Development.com, Inc., a Tennessee corporation**, by these presents does hereby quitclaim and convey unto **The Vanderbilt University, a Tennessee nonprofit corporation,** its heirs and assigns, all right, title, and interest in and to that certain tract of land located in Davidson County, Tennessee, more particularly described as follows:

BEING A TRACT OF LAND IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBERS 139, 141, AND 143 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 92-16. BEING BOUNDED ON THE SOUTH BY RIGHT-OF-WAY (R/W) OF BROADWAY (60' PUBLIC R/W), ON THE WEST BY RIGHT-OF-WAY (R/W) OF 20TH AVENUE SOUTH (50' PUBLIC R/W), ON THE NORTH BY RIGHT-OF-WAY (R/W) OF ALLEY #384 (12' PUBLIC R/W); AND EAST BY LYLE AVENUE (40' PUBLIC RIGHT-OF-WAY) SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A P.K. NAIL (OLD) IN THE NORTHERLY R/W MARGIN OF BROADWAY AND THE WESTERLY R/W MARGIN OF LYLE AVENUE BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 662,364.96 AND AN EASTING OF 1,733,094.96 (NAD83); THENCE WITH THE SAID R/W MARGIN OF 20TH AVENUE, SOUTH 42 DEGREES 28 MINUTES 03 SECONDS WEST, 291.36 FEET TO AN IRON ROD (NEW); THENCE LEAVING BROADWAY WITH THE EASTERLY RIGHT-OF-WAY OF 20TH AVENUE NORTH, NORTH 30 DEGREES 47 MINUTES 29 SECONDS WEST, 149.95 FEET TO A ½" IRON ROD (OLD) IN THE SOUTHERLY R/W MARGIN OF ALLEY #384; THENCE WITH THE SAID RIGHT-OF-WAY OF ALLEY #384, NORTH 42 DEGREES 30 MINUTES 03 SECONDS EAST, 291.37 FEET TO A P.K. NAIL (NEW) IN THE WESTERLY R/W MARGIN OF LYLE AVENUE; THENCE LEAVING THE SAID ALLEY SOUTH 30 DEGREES 46 MINUTES 11 SECONDS EAST, 149.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,816 SQUARE FEET OR 0.96 ACRES, MORE OR LESS.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Source of title Instrument NO. 20130325-0029085

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

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.

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

_____
Notary Public

My Commission Expires: 07-03-17

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer of property is ***$0.00*** and no other monetary consideration.

_____
Affiant

Sworn to and subscribed before me this 19th day of December, 2016.

_____
Notary Public

My commission expires: 07-03-17

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