(2)
481

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170061136 DEEDWARR
Recvd: 07/18/17 09:34 3 pgs
Fees: 18.00 Taxes: 7400.00
20170718-0071988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

George Shinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF July, 2017.

Anna Edge
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANNA EDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Anna Edge
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lipscomb University	New Owner	
(NAME) Att: Finance Dept.	(NAME)	117-8-188
One University Park Drive		
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGE I. SHINN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIPSCOMB UNIVERSITY, A TENNESSEE NON PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This was never the principal place of residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3100 Belmont Blvd, Nashville, TN 37212 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand, this 7th day of July, 2017.
Furthermore; the
Witness my hand this 16 day of July, 2017, shall be the effective date of this transaction.

GEORGE I. SHINN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George I. Shinn, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of July, 2017.

Commission expires: 3.6.18

Notary Public

ANNA EDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anna Edge
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete at the intersection of the southerly right-of-way line of Clayton Avenue, 45 feet in width, and the easterly right-of-way line of Belmont Boulevard, 80 feet in width, said "X" in concrete being located at Northing: 650,832.87; Easting: 1,733,369.28; on the State Plane Coordinate System NAD-83 (1995);

Thence leaving the easterly right-of-way line of Belmont Boulevard, with the southerly right-of-way line of Clayton Avenue, South 77 deg 44 min 04 sec East, 160.00 feet to an existing iron rod, at the intersection with the westerly right-of-way line of Alley #429, 12 feet in width;

Thence leaving the southerly right-of-way line of Clayton Avenue, with the westerly right-of-way line of Alley #429, South 35 deg 59 min 31 sec West, 120.00 feet to a pk nail set, at a corner common with the property of Belmont Place, Inc., as of record in Deed Book 11723, Page 385, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley #429, with the northerly property line of Belmont Place, Inc., North 78 deg 22 min 13 sec West, 155.72 feet to an "X" in concrete in the easterly right-of-way line of Belmont Boulevard;

Thence with the easterly right-of-way line of Belmont Boulevard, with a curve to the left, along an arc length of 119.95 feet, the central angle of which is 01 deg 54 min 29 sec, the chord of which is North 33 deg 47 min 00 sec East, 119.95 feet to the POINT OF BEGINNING.

Containing 17,398 square feet or 0.399 acres more or less.

This according to and as shown on survey prepared by Cherry Land Surveying, Inc., Survey no. 11028, dated March 2, 2011.

Being the same property conveyed to George I. Shinn by deed from William H. Lassister, Jr., Trustee of the Fundis Children's Trust U/A/D September 1, 1994, as amended dated March 15, 2011 of record in Instrument No. 20110317-0020833, Register's Office for Davidson County, Tennessee.