WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063841 DEEDWARR
Recvd: 07/25/17 15:35 2 pgs
Fees:13.00 Taxes:1202.50
20170725-0075317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF _____, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-19

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
Build Nashville DB2, LLC	FB Build Nashville DB2, LLC	
(NAME)	(NAME)	
4905 Idaho Avenue	1310 Camelot Bay	10303013400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Mt. Juliet, TN 37122	
(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, **LIPSCOMB UNIVERSITY, A TENNESSEE NON PROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUILD NASHVILLE DB2, LLC,** 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:

Being Lot No. 806 of Block 38 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Trustee's Quitclaim Deed from Michael M. Castellarin, as Public Trustee for Metropolitan Nashville and Davidson County, Tennessee, as successor trustee for the William Carney Weaver Testamentary Trust, and pursuant to an order entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in Case Number 02P-1109 to Lipscomb University, as recorded on the 20th day of January, 2016 in Instrument No. 20160120-0005784; part of Quit Claim Deed from Richard R. Hedgepath, as Executor and not otherwise to The William Carney Weaver Testamentary Trust, as recorded on the 25th day of July, 2001 in Instrument No. 20010725-0078861; part of Installment Deed from S. M. Hamilton and wife, Tommie Hamilton to W. C. Weaver and wife, Elizabeth Weaver, as recorded on the 4th day of February, 1941 in Deed Book 1179, Page 151; Probate Docket #98P1481 and Probate Docket #02P1109 and part of Last Will and Testament of William Carney Weaver in Deed Book 11205, Page 849, in the Register's Office of Davidson County, Tennessee.

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.

unimproved
This is improved x property, known as 4905 Idaho Avenue, Nashville, TN 37209
(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.

Witness my hand this 20th day of July, 2017

LIPSCOMB UNIVERSITY

BY: _____

DANNY H. TAYLOR, SENIOR VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Danny H. Taylor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Senior Vice President of Lipscomb University, the within named bargainor, a corporation, and that he as such Senior Vice President of Lipscomb University, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Senior Vice President.

Witness my hand and official seal at Nashville, Tennessee this 20 day of July, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

_____
Notary Public