WARRANTY DEED

BOX 10-A

Bill Garrett Davidson County
Batch# 60167 DEEDWARR
02/20/2018 09:43:11 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20180220-0015726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF February, 20 18.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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 NUMBER
Lipscomb University (NAME)	New Owner (NAME)	11716019900
One University Park Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (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, **WALTER C. LEAVER, III, MARRIED AND BARBARA LEAVER JORDAN, MARRIED**, 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:

Being the Westerly 25 feet of Lot No. 11 and the Easterly 48 feet of Lot No. 10, on Map of S. F. & C. D. Morrow's Subdivision of Lots 38, 39 and part of 37 in McNairy's Subdivision, as of record in Book 332, Page 86, Register's Office for said County.

Said Westerly 23 feet of Lot No. 11 and said Easterly 48 feet of said Lot No. 10 together front 71 feet on the Northerly side Maplehurst Avenue and run back Northwardly between parallel lines, 204.5 feet, more or less, to the center of an alley in the rear of said lots.

Being the same property conveyed to Walter C. Leaver, Jr. and wife Anne Leaver by Warranty Deed from Paul W. Gaddes, Jr. and Paul W. Gaddes, Sr., recorded on the 27th day of February, 1987 in Deed Book 7149, Page 924, in the Register's Office of Davidson County, Tennessee. Walter Cody Leaver, Jr. died on August 27, 2003 leaving Anne Leaver as sole surviving Tenant by the Entirety. Anne Leaver aka Anne O'Kain Leaver died testate on September 25, 2016. Walter Cody Leaver, III and Barbara Leaver Jordan (Richard Cowan Leaver having predeceased Testator) are the devisees under the Will of Anne O'Kain Leaver probated under Docket No. 17P412, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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

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.

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

unimproved _
This is improved x property, known as 1112 Maplehurst Avenue, Nashville, TN 37204
(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 16 day of February, 2018

Walter Cody Leaver III

WALTER CODY LEAVER, III

Barbara Leaver Jordan

BARBARA LEAVER JORDAN

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 Walter Cody Leaver, III and Barbara Leaver Jordan, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of February, 2018.

Commission expires:

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

Notary Public