Bill Garrett Davidson County
Batch# 63683 DEEDWARRSP
03/01/2018 08:13:16 AM 4 pgs
Fees: $23.00 Taxes: $7,992.00
20180301-0019004

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	104-8-422	Same
This instrument prepared by: Webb Sanders PLLC, PO Box 887, White House, TN 37188		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/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, SKC 18TH AVENUE, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey to 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:

Matters shown on the Plan of record in Book 9700, page 833, said Register's Office.

Real property taxes for 2018 and subsequent years.

Rights of tenants in possession, as tenants only, under unrecorded apartment leases.

This is improved property known as 1406 18TH Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein.

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 23 day of February, 2018.

GRANTOR:

SKC 18TH AVENUE, LLC, a Tennessee limited liability company

By: S. Kinney Copeland

S. Kinney Copeland, Member

STATE OF Alabama)
COUNTY OF Morgan)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, S. Kinney Copeland, 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 sole Member and President of SKC 18th Avenue, LLC, a Tennessee limited liability company, and is authorized by such company to execute this instrument on its behalf.

Witness my hand, at office, this 23rd day of February, 2018.

Deadra S Roberts

Notary Public

My Commission Expires: 11/14/2018

LEADRA S ROBERTS NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,160,000.00.

Brandy Gorman
Affiant

Sworn to and subscribed before me this 28th day of February, 2018.

Connie Cantrell
Notary Public

My Commission Expires: _____

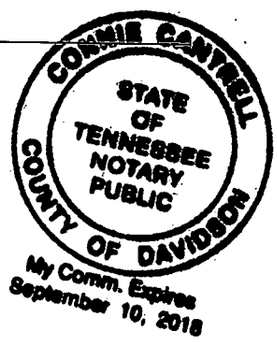


EXHIBIT A

LEGAL DESCRIPTION

Being Lot 3 of the BMG Music Complex Plat of record in Book 9700, Page 833, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description.

Being the same property conveyed to SKC 18th Avenue, LLC, a Tennessee limited liability company, by deed of record at Instrument No. 20130515-0049165, Register's Office for Davidson County, Tennessee.