Bill Garrett Davidson County
Batch# 81957 DEEDWARRSP
04/17/2018 02:44:36 PM 10 pgs
Fees: $53.00 Taxes: $8,695.00
20180417-0036202

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	Same	104-08, 84
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, Holy Trinity Greek Orthodox Church, a Tennessee non-profit corporation, Margaret Morris Moody, William L. Morris, Jr., Kelley Bagwell Hixon, and William Jason Morrison (individually and collectively, "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 matters set forth on Exhibit B attached hereto and incorporated herein by reference (the Exceptions).

This is improved property known as 1601 21st 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.

This Special Warranty Deed may be executed in multiple counterparts, each of which shall be deemed an original, but which, when taken together, shall constitute but one Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 17th day of April, 2018.

GRANTOR:

HOLY TRINITY GREEK ORTHODOX
CHURCH, a Tennessee non-profit corporation

By: Jim Gaddis
Title: President Parish Council

Margaret Morris Moody
Margaret Morris Moody

William L. Morris
William L. Morris, Jr.

Kelley Bagwell Hixon
Kelley Bagwell Hixon

William Jason Morris, by Barbara Morris, Attorney in Fact under
Durable General Power of Attorney dated December 13, 2013
William Jason Morris

STATE OF Tennessee)
COUNTY OF Davidson)

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Jim Gaddis, 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 Parish Council of Holy Trinity Greek Orthodox Church, a Tennessee non-profit corporation, and is authorized by such corporation to execute this instrument on its behalf.

Witness my hand, at office, this 16 day of April, 2018.

Notary: Traci Sellers

My Commission Exp: 11-8-21

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 17th day of April, 2018.

GRANTOR:

HOLY TRINITY GREEK ORTHODOX
CHURCH, a Tennessee non-profit corporation

By: _____
Title: _____

_____
Margaret Morris Moody

_____
William L. Morris, Jr.

_____
Kelley Bagwell Hixon

William Jason Morris, by Barbara Morris, attorney in fact
William Jason Morris, by Barbara Morris, Attorney in Fact under
Durable General Power of Attorney dated December 13, 2013
William Jason Morris

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, _____, 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 _____ of Holy Trinity Greek Orthodox Church, a Tennessee non-profit corporation, and is authorized by such corporation to execute this instrument on its behalf.

Witness my hand, at office, this _____ day of _____, 2018.

_____
Notary Public

My Commission Expires: _____

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Kelley Bagwell Hixon, 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.

Witness my hand, at office, this 14 day of April, 2018.

Notary Public

ROBERT KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Sept. 7th, 2021

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Barbara Morris, 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 herself/himself to be the Attorney in Fact of William Jason Morris, and being authorized so to do, executed the same as the free act and deed of the said Barbara Morris as Attorney in Fact.

Witness my hand, at office, this _____ day of _____, 2018.

_____
Notary Public

My Commission Expires: _____

Notary Public

My Commission Expires: _____
STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Margaret Morris Moody, 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.

Witness my hand, at office, this 14 day of April, 2018.

Notary Public

ROBERT KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Sept. 7th, 2021

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, William L. Morris, Jr., 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.

Witness my hand, at office, this 16 day of April, 2018.

Traci Sellers
Notary Public

My Commission Expires: 11-8-21

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Kelley Bagwell Hixon, 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.

Witness my hand, at office, this _____ day of _____, 2018.

_____
Notary Public

My Commission Expires: _____

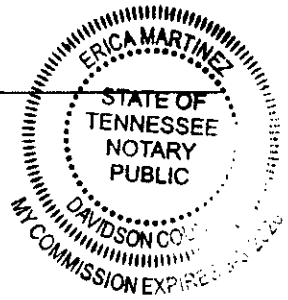
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Barbara Morris, 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 herself/himself to be the Attorney in Fact of William Jason Morris, and being authorized so to do, executed the same as the free act and deed of the said Barbara Morris as Attorney in Fact.

Witness my hand, at office, this 16th day of April, 2018.

Erica Martinez
Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,350,000.00.

Affiant

Sworn to and subscribed before me this 17th day of April, 2018.

Notary Public

My Commission Expires: 11-8-21

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

Being the easterly 92 feet of Lot No. 6 on the Map of George I. Waddey's Subdivision of certain Lots in S.R. Sanford's Subdivision of record in Book 332, page 94, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 6 fronts 55 feet on the westerly side of 21st Avenue South, or Hillsboro Road, and runs back between parallel lines 92 feet along the southerly margin of Capers Avenue to the east line of a private alley, on which it measures 55 feet, together with an Easement through, over and across a twelve-foot alley in the rear of said land which is fully described in an instrument executed by Nina L. Thompson and husband, Fawn Parent Wilkerson, of record in Book 1118, page 168, said Register's Office, to which reference is hereby made for a more particular description.

LESS AND EXCEPT the property conveyed to the state of Tennessee by deed of record as Instrument No. 20130315-0025961, said Register's Office.

Being the same property conveyed to MARGARET THRO MORRIS, by Trustee's Deed from WILLIS W. FARRIS, THELMA TANKSLEY AND W.W. WILKERSON, JR., TRUSTEES, of record in Book 1136, page 660, dated June 16, 1944, said Register's Office. Said deed was corrected in Book 1300, page 655, said Register's Office, to reflect the ownership of said property to read MARGARET THRO MORRIS, A ONE-HALF UNDIVIDED INTEREST AND NICK J. MAKRES, A ONE-HALF UNDIVIDED INTEREST.

NICK J. MAKRES died testate on or about September 5, 1976, devising said property to NICK MORRIS AND SAM HIRSHBERG AS CO-TRUSTEES, by will of record in Will Book 98, page 63, Probate Court for Davidson County, Tennessee. NICK MORRIS AND SAM HIRSHBERG, CO-TRUSTEES UNDER THE WILL OF NICK MAKRES conveyed said one-half undivided interest to WILLIAM L. MORRIS, SR., by deed of record in Book 4674, page 770, dated January 25, 1973, said Register's Office.

MARGARET THRO MORRIS died testate in 1974 devising said property to NICK L. MORRIS AND WILLIAM L. MORRIS, by will of record in Will Book 111, page 80, Probate Court for Davidson County, Tennessee.

WILLIAM L. MORRIS, SR. has conveyed a one-fourth undivided interest in said property to NICK L. MORRIS, by deed of record in Book 4956, page 15, dated September 17, 1975, said Register's Office, making NICK L. MORRIS owning a one-half undivided interest.

NICK L. MORRIS, AKA NICHOLAS LOUIS MORRIS, has since died testate devising his one-half undivided interest in said property to VIRGINIA BASHFORD MORRIS, by will of record in Will Book 158, page 533, Probate Court for Davidson County, Tennessee.

VIRGINIA BASHFORD MORRIS has subsequently died devising her one-half undivided interest in said property to BONNIE BASHFORD, by will of record in Will Book 167, page 523, Probate Court for Davidson County, Tennessee.

BONNIE R. BASHFORD has conveyed said one-half undivided interest in said property to BONNIE R. BASHFORD, TRUSTEE FOR THE BONNIE R. BASHFORD LIVING TRUST DATED FEBRUARY 12, 1996, by Quitclaim Deed of record in Book 10019, page 36, dated April 11, 1996, said Register's Office. BONNIE R. BASHFORD, TRUSTEE OF THE BONNIE R. BASHFORD LIVING TRUST DATED FEBRUARY 12, 1996, has conveyed said one-half undivided interest in said property to BONNIE R. BASHFORD, TRUSTEE OF THE BONNIE R. BASHFORD LIVING TRUST, DATED NOVEMBER 14, 2000, by Quitclaim Deed of record as Instrument No. 20010320-0026778, dated March 16, 2001, said Register's Office. BONNIE R. BASHFORD died tested on or about June 9, 2008. SUNTRUST BANKS, INC., Successor Trustee of THE BONNIE R. BASHFORD LIVING TRUST DATED NOVEMBER 14, 2000, AS AMENDED AND RESTATED ON SEPTEMBER 6, 2001 AND OCTOBER 5, 2005, has conveyed said one-half undivided interest in said property to HOLY TRINITY GREEK ORTHODOX CHURCH, NASHVILLE, TN, by Quitclaim Deed of record as Instrument No. 20080811-0082481, dated August 11, 2008, said Register's Office.

WILLIAM L. MORRIS, SR. died testate on or about May 22, 2005, devising his one-half undivided interest in said property to MARGARET ANN MOODY, a one-third undivided interest, ELIZABETH JANE BALLARD, a one-third undivided interest and WILLIAM L. MORRIS, JR. a one-third undivided interest for life with the remainder to JASON W. MORRIS, by will of record in Docket No. 05P-818 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

ELIZABETH JANE BALLARD died testate on or about February 21, 2010, devising her interest in said property to KELLEY HIXON AND JASON MORRIS, by will of record in Docket No. 10P-438 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

EXHIBIT B

Exceptions

1. Davidson county taxes for 2018, a lien, not yet due or payable.

2. Matters shown on the Plan of record in Plat Book 332, page 94, said Register's Office.

3. Matters shown on the plat of survey by Douglas Ball-Chandler, Tenn. RLS No. 2588, with Ragan & Smith, dated March 28, 2018, and designated as Job No. 15-104, which shows the following:

   a) encroachment of 2 coolers, fencing, dumpster, block storage into 12' access easement along the western boundary.
   b) encroachment of cooler along the western boundary.
   c) encroachment of cooler at the southwest corner.
   d) encroachment of block storage along the western boundary.
   e) encroachment of dumpster along the western boundary.
   f) encroachment of fencing along the western boundary.
   g) encroachment of grease traps along the southern boundary.
   h) encroachment of vent pipe along the southern boundary.
   i) encroachment of HVAC along the southern boundary.
   j) building encroaches over the southern boundary.
   k) sign encroachment from adjacent property along the southern boundary.