WARRANTY DEED

Bill Garrett Davidson County
Batch# 117751 DEEDWARR
07/18/2018 10:20:42 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20180718-0069894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE 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 NUMBERS
Lipscomb University	New Owner	
(NAME)	(NAME)	
One University Park Dr.		11716019800
(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, **PHILLIP W. ELLENBURG AND WIFE, LEIGH D. ELLENBURG**, 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 all of lot number 12, and the Easterly 27 feet of lot number 11, on the 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 No. 332, Page 86, Register's Office for Davidson County, Tennessee. Said lot number 12 and the Easterly 27 feet of lot number 11 in said Plan together front 77 feet on the Northerly side of an unnamed road, as shown in said Plan of said Subdivision (said road now being called Maplehurst), 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 Phillip W. Ellenburg and wife, Leigh D. Ellenburg and Patty L. Dugger by Warranty Deed from Ruth Adair Sanders, unmarried, recorded on the 31st day of July, 1990 in Deed Book 8163, Page 888, in the Register's Office of Davidson County, Tennessee. The said Patty L. Dugger aka Patricia L. Dugger died on May 13, 2013 leaving a Last Will and Testament that was probated under Docket No. 13P1165 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Leigh D. Ellenburg as Executor of the Estate under Item VI (1), the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor.

Being the same property conveyed to Leigh D. Ellenburg, as to the undivided interest of Patty L. Dugger by Executor's Deed from Leigh D. Ellenburg, Executor of the Estate of Patricia L. Dugger aka Patty L. Dugger of record in Instrument No. 20180718-0069893, said Register's Office.

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

BOX 10-A

unimproved
This is improved x property, known as 1110 Maplehurst Ave., 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 17th day of July, 2018

PHILLIP W. ELLENBURG

LEIGH D. ELLENBURG

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 Phillip W. Ellenburg and Leigh D. Ellenburg, 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 17 day of July, 2018.

Commission expires:

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

Notary Public