WARRANTY DEED

BOX 10-A

Karen Y Johnson Davidson County
Batch# 137103 DEEDWARR
09/05/2018 09:58:30 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20180905-0087618

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 31 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Nov 5, 2019

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.		117-16-0-185.00
(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, **NELDA GLEE BRADLEY LEE STURGEON, 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 part of Lot No. 5 on the Map of S. F. and C. D. Morrow's subdivision, as of record in Book 332, Page 86, Register's Office for said County. Said part of Lot No. 5 begins at a point in the Southerly margin of Morrow Street, 113 feet Easterly from the intersection of said Morrow Street with Granny White Pike; thence Easterly with the Southerly margin of said Morrow Street, 100 feet to a dead line, being the Northeast corner of said Lot No. 5; thence Southerly with the Easterly margin of said Lot No. 5, 98 feet to a point, being the Southeasterly corner of said Lot No. 5 and the Northeasterly corner of Lot No. 6 in said plan; thence Westerly with the line between said Lots Nos. 5 and 6, 71 feet to a point which point is 150 feet, more or less, from the Easterly margin of said Pike; thence at right angles 98 feet, more or less, to the beginning.

Being the same property conveyed to Nelda Glee Bradley Lee by Installment Deed from Virgil McCool and wife, Earline McCool, recorded on the 12th day of October, 1978 in Deed Book 5349, Page 818, in the Register's Office of Davidson County, Tennessee. Nelda Glee Bradley Lee is nka Nelda Glee Bradley Lee Sturgeon.

Russell C. Sturgeon, Sr. joins in to convey any marital interest he may have.

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 1135 Morrow Ave (aka 1117 Morrow Ave), Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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 31st day of August, 2018

Nelda Glee Bradley Lee Sturgeon

NELDA GLEE BRADLEY LEE STURGEON

Russell C. Sturgeon Sr.

RUSSELL C. STURGEON, SR.

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 Nelda Glee Bradley Lee Sturgeon and Russell C. Sturgeon, Sr., 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 31st day of August, 2018.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019