Karen Y Johnson Davidson County
Batch# 146382 DEEDWARRSP
09/28/2018 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $15,540.00
20180928-0096268

RECORDING INFORMATION:	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,200,000. Affiant Sworn to and subscribed before me this 25 day of September, 2018. Notary Public My Commission Expires: 11/8/21 (SEAL)

MELANIE TOMLYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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	10406024600	Same

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W
P.O. 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, CHEROKEE EQUITY CORPORATION, a Tennessee corporation ("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:

1. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

2. Grant of Anchor Easement of record in Instrument No. 20151113-0115503, in the Register's Office for Davidson County, Tennessee.

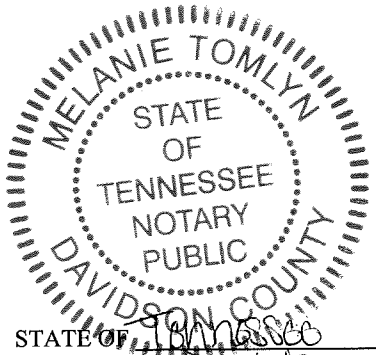
This is improved property known as 3022 Vanderbilt Place, Nashville, Davidson County, Tennessee, 37212.

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 25th day of September, 2018.



GRANTOR:

CHEROKEE EQUITY CORPORATION, a Tennessee corporation

By: _____
Name: Whitney D. Wilson
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, WHITNEY D. WILSON, 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 of Cherokee Equity Corporation, a Tennessee corporation, and is authorized by such corporation to execute this instrument on its behalf.

Witness my hand, at office, this 25 day of September, 2018.

_____
Notary Public

My Commission Expires: 11/8/21

EXHIBIT A
DESCRIPTION OF THE PROPERTY

Being land in Metropolitan Nashville, Davidson County, Tennessee, and being Lots 12 and 13 on the plan of the Bransford Realty Company's subdivision of a part of Lot 57 of the Boyd Cockrill Spring Tract, as of record in Plat Book 332, page 165, register's office for said county, bounded on the North and West by alley 914-1/4, on the East by alley 914-1/2, and on the south by Vanderbilt Place.

Beginning at an iron pin on the northerly margin of Vanderbilt Place, formerly Beech Street, 142' westerly from the intersection of the northerly margin of Vanderbilt Place with the westerly margin of 30th Avenue, South; thence, with the northerly margin of Vanderbilt Place, S 60 degrees 00' W, 117 feet to an iron pin on the easterly margin of alley 914-1/4; thence with said easterly margin N 30 degrees 56' W 150 feet to an iron pin on same easterly margin; thence, with the southerly margin of alley 914-1/4, N 60 degrees 00' E, 117 feet to an iron pin at the intersection of the southerly margin of alley 914-1/4 with the westerly margin of alley 914-1/2; thence, with said westerly margin S 30 degrees 56' E 150 feet to the point of beginning, containing 17,548 square feet, more or less.

Being the same property conveyed to Cherokee Equity Corporation by Quitclaim Deed of record in Book 5881, Page 489, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX