RECORDING INFORMATION:	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,800,000. Affiant Sworn to and subscribed before me this 28th day of September, 2018. Notary Public My Commission Expires: 4-21-2020

Karen Y Johnson Davidson County
Batch# 146382 DEEDWARRSP
09/28/2018 11:05:30 AM 5 pgs
Fees: $28.00 Taxes: $21,460.00
20180928-0096269

BRINA MATHIS (SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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	10402057500 10406024700 10406024800	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, ROBERT J. WALKER, an individual, and LAURA T. RILEY, Trustee of the STEVEN A. RILEY FAMILY 2015 GST-EXEMPT TRUST, each with an equal undivided interest as tenants in common, ("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.

This is improved property known as 123 and 125 30th Avenue S., Nashville, Davidson County, Tennessee, 37212, and unimproved property known as 0 30th Avenue S., 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 27 day of September, 2018.

GRANTOR:

Robert J. Walker

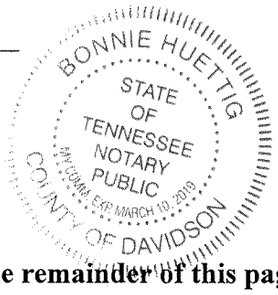
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, ROBERT J. WALKER, 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 27th day of September, 2018.

Bonnie Huettig
Notary Public

My Commission Expires: 3-10-19



[Signatures continue on the next page; the remainder of this page intentionally left blank]

Laura T. Riley, Trustee of the Steven A. Riley Family 2015 GST-Exempt Trust

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, LAURA T. RILEY, 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 Trustee of the Steven A. Riley Family 2015 GST-Exempt Trust, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of September, 2018.

Notary Public

My Commission Expires: 7/6/20

DOROTHY GIBBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

201809280096269

EXHIBIT A
DESCRIPTION OF THE PROPERTY

Tract I (Parcel 10402057500):

Land in Davidson County, Tennessee being Lot No. 10 on the Map of Henry George 's Subdivision of part of Lot No. 56 of the Boyd Cockrill Spring Tract of record in Book 161, Page 171 Register's Office for Davidson County, Tennessee.

Said Lot no. 10 fronts 50 feet on the westerly side of 30th Avenue South and runs back between lines measuring 129 feet more or less to a dead line, and measure 50 feet thereon.

Tract 1-A (Parcel 10402057500):

A tract of land in the 18th District, Nashville Tennessee. Tract being part of Lot 11 Map of Henry George's Subdivision, part of Lot 56, Boyd's Cockrill Spring Tract, as recorded in Plat Book 161 Page 171, Register's Office, Davidson County, Tennessee (RODC). Tract being bounded on the north by the remainder of said Lot 11, on the south by Lot 10 of the said Map of Henry George 's Subdivision, part of Lot 56, Boyd's Cockrill Spring Tract, and on the west by the eastern Right of Way (ROW) of Alley Number 893. Tract being described as follows:

POINT OF BEGINNING being on the eastern ROW of said Alley and being the northwestem corner of said Lot 10; thence with said ROW N 31° 32' 25" W 12.00 feet to a point; thence leaving said ROW with a new line S 82° 27' 09" E 19.32 feet to a point on the common line of said Lot 10; thence along said common line S 59° 09'44" W 15.00 feet to the point of beginning. This Tract contains 90.0 square feet.

TOGETHER with the reversion of fee simple title to the eastern ½ of Alley No. 893 from Vanderbilt Place to its intersection with Alley No. 892, resulting from its abandonment by The Metropolitan Government of Nashville and Davidson County, Tennessee, by Ordinance No. BL2016-182, May 4, 2016.

Tract 2 (Parcel 10406024700):

Being Lot No. 9 on the Map of Henry George's Subdivision of part of Lot No. 56 in the Boyd Cockrill Spring Tract, as of record in Book 161, page 171, Register's Office, Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the westerly side of 30th Avenue South, formerly Parker Street or Avenue, and runs back between parallel lines 129 feet, more or less, to a dead line, and measures 50 feet thereon.

Tract 3 (Parcel 10406024800):

Land in Davidson County, Tennessee, being Lot No. 8 in the map of Harry George's Subdivision of part of Lot No. 56 of the Boyd Cockrill Spring Tract, of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Said Lot 8 fronts 65 feet on the westerly side of 30th Avenue South and runs back between parallel lines, along the northerly margin of Vanderbilt Place (formerly Butler Avenue) 129 feet to a dead line, and measures 65 feet thereon.

Being the same property conveyed to Robert J. Walker and Steven A. Riley Family Trust as Tenants in Common by Quitclaim Deed dated January 1, 2017, from Vanderbilt Place Partners, a Tennessee general partnership, recorded as Instrument No. 20171013-0105233 Register's Office of Davidson County, Tennessee.

201809280096269

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 Webb 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