This Instrument Prepared By:
Alison Letcher
Belmont University
1900 Belmont Blvd.
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 167944 DEEDQC
11/28/2018 12:09:16 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181128-0116043

# QUITCLAIM DEED

| *Address New Owner as Follows:* | *Send Tax Bills To* |
|---|---|
| Belmont University<br>1900 Belmont Blvd.<br>Nashville, TN 37212 | Belmont University<br>1900 Belmont Blvd.<br>Nashville, TN 37212 |
| *Map & Parcel No.: 10509011700* | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, BELMONT REAL ESTATE HOLDINGS II, LLC, a Tennessee limited liability company, ("Grantor") does hereby quitclaim and convey unto BELMONT UNIVERSITY, a Tennessee non-profit corporation, ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property known as 2005 12th Ave. S, Nashville, TN 37212.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of November, 2018.

BELMONT REAL ESTATE HOLDINGS II, LLC, a Tennessee limited liability company

By: _____
Steven T. Lasley
Title: Manager

STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Steven T. Lasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Manager of BELMONT REAL ESTATE HOLDINGS II, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 20th day of November, 2018.

_____
NOTARY PUBLIC

My Commission Expires:

Sept. 7, 2021

AMY D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

STATE OF _____)

COUNTY OF _____)

The actual consideration for this transfer is $None.

Steven Lasley

Affiant

Subscribed and sworn to (or affirmed) before me on this 20th day of November, 2018, by Steven Lasley, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Amy D. Irwin

Notary Public

My Commission Expires:

Sept. 7, 2021

AMY D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

**Exhibit A**
**Legal Description**

TRACT I

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 35, 36, AND THE NORTH 40 FEET OF LOT NO. 37 ON THE PLAN OF D.B. BLAKEMORE'S SUBDIVISION OF LAWRENCE LAWN, AS OF RECORD IN BOOK 161, PAGE 165, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS AND PARTS OF SAID LOT ADJOIN AND FRONT TOGETHER 140 FEET ON THE WESTERLY SIDE OF 12TH AVENUE SOUTH, FORMERY GRANNY WHITE PIKE, AND RUN BACK BETWEEN LINES, LOT NO. 35 RUNNING BACK ALONG THE SOUTH MARGIN OF CALDWELL AVENUE, 150 FEET TO AN ALLEY IN THE REAR ON WHICH THEY MEASURE 138 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO EDGAR B. JORDAN, BERT CHRISTMON, JOHN CARNEY, HENRY WOODS, HARNEST CRAIN, BOOKER T. AKIN, AND CLARENCE REED, TRUSTEES OF THE BASS STREET BAPTIST CHURCH BY DEED FROM E.D. PHILLIPS, JOHN N. DAVIS, SAMUEL A. TOLBERT, MANUEL ADKINS, AND ELI CARUTHERS, JR., TRUSTEES OF THE 12TH AVENUE SOUTH CHURCH OF CHRIST OF RECORD IN BOOK 4141, PAGE 864, DATED MAY 22, 1967, SAID REGISTER'S OFFICE.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION OF SAID PROPERTY CONVEYED TO THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY BY CLERK'S DEED OF RECORD IN BOOK 4818, PAGE 477, SAID REGISTER'S OFFICE.

TRACT II

BEING PARTS OF LOTS NOS. 37 AND 38 ON THE MAP OF THE BLAKEMORE SUBDIVISION, AS RECORDED IN BOOK 161, PAGE 165, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING PART OF LOTS NOS. 36, 35, 34, AND 33 ON THE MAP OF TH ELAWRENCE HOME PLACE, OF RECORD IN BOOK 421, PAGE 163, SAID REGISTER'S OFFICE, AND DESCRIBED ACCORDING TO A SURVEY BY BARGE, WAGGONER & SUMNER, ENGINEERS, DATED APRIL 28, 1969, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF 12TH AVENUE SOUTH, AS WIDENED, 138.90 FEET SOUTHERLY FROM CALDWELL AVENUE; THENCE, WITH THE MARGIN OF SAID AVENUE, AS WIDENED, SOUTH 4° 49' WEST, 66.80 FEET TO AN IRON PIN; THENCE, NORTH 83° 08' WEST, 156.62 FEET TO AN IRON PIN; THENCE, SOUTH 82° 22' EAST, 150.78 FEET TO THE POINT OF THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TRUSTEES OF THE BASS STREET BAPTIST CHURCH BY DEED FROM THE NASHVILLE HOUSING AUTHORITY OF

RECORD IN BOOK 4540, PAGE 237, DATED SEPTEMBER 27, 1971, SAID REGISTER'S OFFICE.

Source of title: 20140620-0054248