2

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17 Karen Johnson Davidson County Batch# 186562 **DEEDWARR** 01/22/2019 10:34:59 AM 3 pgs Fees: $18.00 Taxes: $5,550.00 20190122-0005871	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JANUARY, 2019. Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Crossroads Campus	NEW OWNER	08111024300, 08111024200,
707 Monroe Street		08111021400 AND 08111024000
Nashville, TN 37208		
(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, I, **Terry Norman,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Crossroads Campus, a Tennessee nonprofit corporation,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: 1601 Buchanan St. (081-11-243.00)
Land in Davidson County, Tennessee, being part of Lot No. 356 on the Plan of D. T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County, described as follows:

Beginning at the southwest corner of Buchanan Street and 16th Avenue North, said point being the northeast corner of said Lot No. 356; thence in a southerly direction with the westerly margin of 16th Avenue North, 70 feet to a point; thence westerly 85 feet to a point in the southerly margin of said lot; thence in a northerly direction and parallel with 16th Avenue North, 130 feet more or less to a point in the southerly margin of Buchanan Street; thence in an easterly direction and with the southerly margin of Buchanan Street, 104 feet more or less, to the point of beginning.

TRACT II: 1603 Buchanan St. (081-11-242.00)
Land in Davidson County, Tennessee, being the west part of Lot No. 356 on the Plan of D. T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County, described as follows:

Beginning at a point in the northwest corner of Lot No. 356, being the southeast intersection of Buchanan Street, formerly Hydes Ferry Pike, and a 16 foot alley; thence southerly along the easterly margin of said

alley 195 feet to the north line of Lot No. 355; thence with the line between Lots 355 and 356, easterly 85 feet to the southwest corner of that part of the lot conveyed to Old Hickory Ice Company by deed of record in Book 877, Page 386, Register's Office for said County; thence with the westerly line of said Ice Company's lot, northerly 132 feet 5 inches, more or less, to the southerly margin of Buchanan Street; thence with the margin of the same, westerly 105 feet 2 inches, more or less, to the point of beginning.

TRACT III: 1609 Buchanan St. (081-11-214.00)
Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly part of Lot No. 357 on the Plan of D. T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County, described as follows:

Beginning on the southerly margin of Buchanan Street, formerly Hydes Ferry Pike, at a point 110.8 feet easterly from the easterly margin of 17th Avenue North, formerly James Street; running thence easterly with the southerly margin of Buchanan Street 50 feet to an alley; thence southerly with the westerly margin of said alley 98 feet to a point; thence westerly 55 feet to a point in the easterly line of a part of said Lot No. 357, owned by Dora T. Dickerson; thence northerly and with the east line of said Dora T. Dickerson lot, 117.5 feet to the beginning.

TRACT IV: 1757 16th Ave. North (081-11-240.00)
Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of D. T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County, described as follows:

Said Lot No. 355 fronts 100 feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Terry Norman by Quitclaim Deed(s) from Joe M. Haynes, Trustee of the Norman Family Trust, of record in Instrument No. 20160108-0001901 (Tr: I); Instrument No. 20160108-0001904 (Tr: II); Instrument No. 20160108-0001902 (Tr: III); Instrument No. 20160108-0001903 Tr: IV), Register's Office for Davidson County, Tennessee, all dated January 7, 2016 and recorded on January 8, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1601,1603,1609 Buchanan Street & 1757 16th Ave., N, Nashville, TN 37208.**

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 the 17th day of January, 2019.

Terry Norman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry Norman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of January, 2019.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY