Karen Johnson Davidson County
Batch# 194147 DEEDWARRSP
02/11/2019 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20190211-0012800

SPECIAL WARRANTY DEED

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th Day of February, 2019.

Notary Public

My Commission Expires: Sept. 7, 2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL-NUMBER
Belmont University (NAME)	"NEW OWNER" (NAME)	**Map 104-12-0-Parcel No.323.00**
1900 Belmont Boulevard (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212-3757 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ramona Ward Fite, unmarried, and Julian T. Fite, unmarried,** hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto, **Belmont University, a Tennessee Non-Profit Corporation**, its successors and/or assigns, certain improved property (the "Property") located in Nashville, Davidson County, Tennessee, and more fully described, as follows:

Land in Davidson County, Tennessee being the most westerly 42 feet of Lot No. 54, Plan of Avalyn Place, of record in Plat Book 161, Page 150, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ramona Ward Fite for her natural life, and then to her son, Julian T. Fite, pursuant to The Last Will And Testament Of Calvin Ward Fite, Jr., filed in The Seventh Circuit Court For Davidson County, Tennessee, File No. 09P768, and by Quitclaim Deed from Linda Ann Fite, Carol Fite Mothershead, Ellen Elizabeth Fite and Ramona Ward Fite, of record in Instrument No. 20100824-0067033, Register's Office for Davidson County, Tennessee.

Being improved property located at: 1505 Bernard Avenue, Nashville, Tennessee 37212

THIS CONVEYANCE SHALL BE SPECIFICALLY SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS, TO WIT:

Ramona Ward Fite shall be permitted to continue to occupy; physically possess; and have quiet enjoyment of the Property, retaining an estate for ten (10) years from the date of this Warranty Deed (the "Possessory Term of Years"). Belmont University shall be permitted to take immediate possession of the Property upon the expiration of the Possessory Term of Years; however, the said Ramona Ward Fite shall be permitted a reasonable time, subsequent to the expiration of the Possessory Term of Years, to remove her personal property from the Property.

(i) During the Possessory Term of Years, the said Ramona Ward Fite (a) shall be solely responsible for any and all maintenance required for her occupancy of the Property; (b) shall maintain, at the said Ramona Ward Fite's sole and absolute expense, adequate insurance written by an insurance company covering the personal property, equipment and fixtures of the said Ramona Ward Fite; and, (c) shall maintain, at the said Ramona Ward Fite's sole and absolute expense, public liability

insurance, with respect to the said Ramona Ward Fite's possession of the Property.

(ii) During the Possessory Term of Years, the said Ramona Ward Fite shall have Belmont University named as an additional insured and shall furnish to Purchaser, at Closing, a duplicate of the policy or certificate of insurance related to (i)(c) above.

(iii) During the Possessory Term of Years, the said Ramona Ward Fite shall be entitled to any and all rental income generated by and through any portion of the Property.

(iv) During the Possessory Term of Years, Belmont University shall be solely responsible for the payment of any and all real property taxes assessed and due against the Property. During the Possessory Term of Years, the said Ramona Ward Fite shall reimburse the said Belmont University for the expense related to the real property taxes, yearly, within thirty (30) days of receipt, by Ramona Ward Fite, of the paid real property tax receipt, from Belmont University.

(v) During the Possessory Term of Years, the Belmont University shall maintain adequate fire and extended coverage insurance for full replacement value of the Property(the "Real Property Insurance") to cover possible damage and/or destruction of the Property and shall name the said Ramona Ward Fite, as an additional insured therein; and, shall furnish to Ramona Ward Fite, a duplicate of the policy or certificate of said insurance. During the Possessory Term of Years, the said Ramona Ward Fite shall reimburse Belmont University for the expense related to the Real Property Insurance, each year, within thirty (30) days of receipt, by Ramona Ward Fite, of the paid Real Property Insurance invoice, from Belmont University.

Should the said Ramona Ward Fite die prior to the expiration of the Possessory Term of Years, then the said Possessory Term of Years shall immediately terminate and Belmont University shall become fully vested with both title and possession of the Premises.

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines and easements and rights for public utilities applicable to this property, matters shown on the plan of record and taxes for the current year which shall be the responsibility of the Grantee herein..

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and, Grantors do further covenant and bind themselves and their heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise. 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.

IN WITNESS WHEREOF, the undersigned have executed this instrument, this 11th. Day of February, 2019.

Ramona Ward Fite

Ramona Ward Fite

Julian T. Fite

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ramona Ward Fite and Julian T. Fite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the within named bargainors and who, upon each of their respective oaths, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th. Day of February, 2019.

My Commission Expires: 5/2/2022

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

DANIELLE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022