BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 201657 DEEDWARR
03/04/2019 12:27:25 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20190304-0019545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF Feb., 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lipscomb University	New Owner	
(NAME) ATTN: Dawn Taylor	(NAME)	117 16 184.00
One University Park Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, WE, **RAOUF S. MATTIN AND DEBRA S. MATTIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIPSCOMB UNIVERSITY, A TENNESSEE NON PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4000 Granny White Pk. & 1119 Morrow St., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 28th day of February, 2019

RAOUF S. MATTIN

DEBRA S. MATTIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raouf S. Mattin and Debra S. Mattin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2019.

Commission expires:

Notary Public



EXHIBIT "A"

Tract I: 4000 Granny White Pike, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being a part of Lot No. 5 on the plan of B. F. And C. C. Morrow's Subdivision, as of record in Book 332, Page 86, Register's Office for said County, described as follows:

Beginning at the Southeast corner of the intersection of Granny White Pike and Morrow Street; thence with the Southerly margin of Morrow Street Eastwardly 113 feet; thence at right angles Southwardly 98 feet, more or less, to the dividing line between Lots 5 and 6 on said plan, said point being 71 feet Westerly from the Southeast corner of said Lot No. 5; thence with the line between said two lots Westwardly 150 feet, more or less, to the Easterly margin of said Granny White Pike; thence with said pike in a Northerly direction 100 feet to the beginning.

Tract II: 1119 Morrow Street, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being part of Lot No. 5 on the plan of B. F. and C. C. Morrow's Subdivision, as of record in Book 332, Page 86, Register's Office for said County, described as follows:

Beginning at an iron pin on the South margin of Morrow Street, 113 feet East of the intersection of Granny White and Morrow being the Northeast corner of the lot deeded to Benjamin F. Fisher, et ux of Record in Book 1309, Page 248, Register's Office for Davidson County, Tennessee, and running with said Morrow Street West 70 feet to an iron pin; thence in a Southerly direction 94 feet to a pin in the line between Lots 5 and 6, thence with said line East for 67 feet, to an iron pin, thence North 93.4 feet, to the point of beginning.

Being the same property conveyed by Warranty Deed from B. G. Marks and Jack F. Marks and Joan Marks Yearwood, Heirs to the Estate of the Hautense F. Marks, and Patti Ann Granger, individually and Heir to the Estate of Mari Fisher Moses to Raouf Mattin and wife, Debra Mattin, as recorded on the 6th day of January, 1999 in Deed Book 11284, Page 241, said Register's Office. (as to Tract I)

Being the same property conveyed by Warranty Deed from Ali Kh. Arab to Ali Kh. Arab, Amir Arab and Raouf Mattin, as tenants in common, as recorded on the 30th day of December, 1993 in Deed Book 9559, Page 649, in the Register's Office of Davidson County, Tennessee and further being the interest of Ali Kh. Arab and Amir Arab conveyed by Special Warranty Deed to Raouf Mattin and Wife, Debra Mattin, as recorded on the 12th day of December, 2011 in Instrument No. 20111212-0096720, said Register's Office. (as to Tract II)

Being the same property conveyed by Quit Claim Deed from Raouf S. Mattin and wife, Debra S. Mattin to Raouf S. Mattin and Debra S. Mattin, as tenants by the entirety, as recorded on the 23rd day of July, 2012 in Instrument No. 20120723-0064240, said Register's Office. (as to Tracts I & II)