Karen Johnson Davidson County
Batch# 211717 DEEDWARRSP
03/29/2019 12:24:30 PM 5 pgs
Fees: $28.00 Taxes: $8,510.00
20190329-0028638

SPECIAL WARRANTY DEED

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	104-030-531.00	Same
This instrument prepared by: Webb Sanders PLLC PO Box 887, 3037A Highway 31W 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, TENNESSEE BAPTIST MISSION BOARD, a Tennessee non-profit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to VANDERBILT UNIVERSITY, a Tennessee non-profit 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").

PROVIDED, HOWEVER, that Grantor hereby reserves in favor of Grantor and that certain real property owned by Grantor described as Lot 1 on that certain Plat entitled 2406 Vanderbilt Place Minor Subdivision, of record in Instrument No. 20190325-0026969, Register's Office for Davidson County, Tennessee (the "Plat") ("Grantor's Retained Property"), (a) the pedestrian and vehicular access easements shown on the Plat, and (b) a permanent exclusive easement for a pull-in area to be constructed by Grantee at no cost to Grantor over the area on the southeast portion of the Property within the half circle shown on the Plat, which easements are covenants running with the Property and shall be easements appurtenant to Grantor's Retained Property for the benefit and use of Grantor and Grantor's successors in interest and assigns as owners of Grantor's Retained 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 2019, a lien, not yet due and payable.
2. All matters shown on the Plat.

This is a portion of the improved property located at 2406 Vanderbilt Place, Nashville, Davidson County, Tennessee. The legal description for this transaction was prepared by

Douglas W. Ball-Chandler, R.L.S., Tennessee License No. 2588, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206.

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 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 27TH day of March, 2019.

GRANTOR:

TENNESSEE BAPTIST MISSION BOARD, a Tennessee non-profit corporation

By: _____
Randy C. Davis, Executive Director/Treasurer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, **RANDY C. DAVIS**, 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 **EXECUTIVE DIRECTOR/TREASURER** of **TENNESSEE BAPTIST MISSION BOARD**, a Tennessee non-profit corporation, and is authorized by such company to execute this instrument on its behalf.

Witness my hand, at office, this 27TH day of March, 2019.

Lucyara Usery
Notary Public

LUCYARA USERY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/22/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,300,000.00.

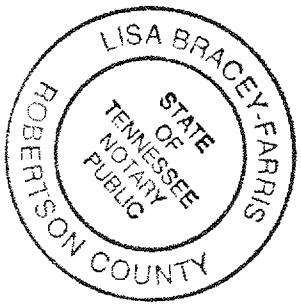
Affiant

Sworn to and subscribed before me this 27 day of March, 2019.

Lisa Bracey Farris

Notary Public

My Commission Expires: 09-26-2020



767545.2/020180644

201903290028638

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat entitled 2406 Vanderbilt Place Minor Subdivision, of record in Instrument No. 20190325-0026969, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to the Executive Board of the Tennessee Baptist Convention, a Tennessee corporation, by deed of record in Book 2794, Page 633, in the Register's Office of Davidson County, Tennessee. Pursuant to Charter Amendment of record in Instrument No. 20170711-0069763, said Register's Office, the said Executive Board of the Tennessee Baptist Convention, a Tennessee corporation, is now known as Tennessee Baptist Mission Board.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).