BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 217443 **DEEDWARR**
04/15/2019 08:35:28 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20190415-0033835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE 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)	(NAME)	117-16-0-197.00
One University Park Drive		
(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, **RER2 PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIPSCOMB UNIVERSITY, A TENNESSEE NONPROFIT 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:

The following described tract/parcel of Land in Davidson County, State of Tennessee as follows, to wit:

Being Lot No. 13 and 14 on the Map of S.F. & C.D. Morrow's Subdivision of Lots 38, 39 and part of 37, of Nathan McNairy's Subdivision of record in Plat Book 332, Page 86, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Nathan T. Nicholson, a single man to RER2 Partnership, a Tennessee General Partnership on the 31st day of January 2019 of record in Instrument No. 20190131-0009282, Register's Office for Davidson County, Tennessee.

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 1108 Maplehurst Ave., 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 12 day of April, 2019

RER2 PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP

BY: Steve Church

STEVE CHURCH, MANAGING PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Steve Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be managing partner of RER2 Partnership, the within named bargainor, a partnership, and that he as such managing partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as managing partner.

Witness my hand and official seal this 12 day of April, 2019.

Commission expires:

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

Notary Public