WARRANTY DEED

Karen Johnson Davidson County
Batch# 278202 DEEDWARR
09/03/2019 08:28:58 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20190903-0088113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 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
Timberwood Land Trust u/a dated March 1, 2017	NEW OWNER	
(NAME)	(NAME)	
P.O. Box 340020		144-14-019.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROGER DUANE CLARK, TRUSTEE OF THE TIMBERWOOD LAND TRUST U/A DATED MARCH 1, 2017,** 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:

Land in Davidson County, Tennessee, being a Reserved Lot, HIGHLAND COURT, as shown on plat of record in Plat Book 2330, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Ira T. Adams and James E. Adams, Jr., Executors of the Estate of James E. Adams, Sr., deceased to Mary Etta Adams as recorded on the 14th day of June, 1993 in Deed Book 8980, Page 881, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Last Will and Testament of Mary Etta Adams recorded in Deed Book 9645, Page 705 to David Lipscomb University kna Lipscomb University and by Quitclaim Deed of record in Instrument No. 20011003-0107597, said Register's Office.

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 x
This is improved _ property, known as 0 Timberwood Dr., Nashville, TN 37215
(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.

Witness my hand this 29 day of August, 2019

LIPSCOMB UNIVERSITY

BY: Danny H. Taylor

DANNY H. TAYLOR, SENIOR VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Danny H. Taylor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Senior Vice President of Lipscomb University, the within named bargainor, a non-profit corporation, and that he as such of Senior Vice President of Lipscomb University, executed the foregoing instrument for the purpose therein contained by personally signing the name of the non-profit corporation as Senior Vice President.

Witness my hand and official seal this 29th day of August, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public