Karen Johnson Davidson County
Batch# 317262 DEEDWARRSP
11/19/2019 09:05:02 AM 3 pgs
Fees: $18.00 Taxes: $10,360.00
20191119-0119091

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 17th Floor, 150 Third Avenue South Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00. AFFIANT Subscribed and sworn to before me, this 15th day of November, 2019. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

Address new owner as follows: Lipscomb University One University Park Drive Nashville, TN 37204	Send Tax Bills to: SAME	Map-Parcel Numbers Map 117-16 Parcel 204

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

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DRAPER FAMILY PARTNERS**, a Tennessee general partnership, formerly **DRAPER FAMILY PARTNERS, L.P.**, hereinafter called the Grantor, has bargained and sold,

BOX 10-A

and by these presents does transfer and convey unto **LIPSCOMB UNIVERSITY**, a Tennessee non-profit corporation hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 6 and part of Lot No. 7 on the Map of S. F. and C. D. Morrow's Subdivision of Lots Nos. 38, 39 and part of Lot 37 in McNarry's Subdivision of record in Book 332, page 86, Register's Office for said County.
>
> Beginning on the easterly margin of Granny White Pike at the corner of Lots Nos. 5 and 6; thence, with the margin of Granny White Pike, southwesterly 115 feet; thence, easterly 136 feet; thence, northeasterly 29 feet to the line between Lots Nos. 6 and 7; thence with the line between said two lots easterly 71 feet to an alley; thence, northeasterly 98 feet to the line between Lots Nos. 5 and 6; thence with the line between said two lots westerly 221 feet to the beginning.
>
> Being the same property quitclaimed by Mary Pat Draper Hartline to Draper Family Partners, L.P., now Draper Family Partners, by Quitclaim Deed of record in Book 11126, page 356, Register's Office for Davidson County, Tennessee, and by Lassie J. Draper to Draper Family Partners, L.P. by Quitclaim Deed of record in Book 11126, page 353, Register's Office of Davidson County, Tennessee, Draper Family Partners being successor by merger to Draper Family Partners, L.P.

The legal description is the same as the previous instrument of record. A new legal description was not prepared for this transaction. This conveyance is subject to the following:

1. 2019 taxes, a lien but not yet due and payable, which have been prorated and paid at closing.

2. Matters shown on plat of record in Plat Book 332, page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as 4010 Granny White Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it further covenants and binds itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS our hand this 15th day of November, 2019.

DRAPER FAMILY PARTNERS, a Tennessee general partnership, formerly Draper Family Partners, L.P.

By: _____
Mary Pat Draper Hartline, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY PAT DRAPER HARTLINE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is **MANAGING PARTNER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of November, 2019.

_____
Notary Public

My Commission Expires: 5-5-20

