(2)

WARRANTY DEED

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$675,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 318919 **DEEDWARR**
11/25/2019 11:17:56 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50

20191125-0121443

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lipscomb University One University Park Drive Nashville, TN 37215	NEW OWNER	117-16-0-009.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Scott F. Cranford, Lee E. Cranford, N. Barry Cranford, Devisees of The Will of Marjorie L. Cranford,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lipscomb University,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the PLAT OF A SUBDIVISION OF THE WEST PART OF THE PROPERTY OF THE DAVID LIPSCOMB COLLEGE, as shown on plat of record in Book 547, page 51, also being an unnumbered lot on the PLAT OF SECTION I, GREEN HILLS SUBDIVISION, A REVISED PLAN OF DAVID LIPSCOMB COLLEGE PROPERTY, as shown on plat of record in Book 547, page 128, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at the northwest corner of Belmont Boulevard and Observatory Drive, formerly King Street; thence with the northerly margin of said Drive, westwardly 100 feet to the southeast corner of Lot No . 1 on said plat of Green Hills Subdivision, Section 1; thence with the easterly line of said Lot No. 1, northwardly 189 feet 6 inches; thence eastwardly 95 feet to the westerly margin of Belmont Boulevard; thence with said Boulevard, southwardly 191 feet to the beginning.

Being the same property conveyed to L E. Cranford and wife, Marjorie L. Cranford by Warranty Deed from James H. Green and wife, Merlyne Green, dated 07/30/1965 and recorded 08/18/1965, of record in Book 3924, Page 904, Register's Office for Davidson County, Tennessee.

The said L. E. Cranford aka Lester Evans Cranford, Jr. died on 10/18/1996, leaving the said Marjorie L. Cranford as the sole surviving tenant by the entirety.

The said Marjorie L. Cranford aka Marjorie Lipps Cranford died on September 26, 2019. The decedent's Will having been duly admitted to Probate in Davidson County, Tennessee, and recorded in Docket Number 19P1955, Davidson County Circuit Court (Probate Division). The Devisees in said Will are Scott F. Cranford, Lee E. Cranford and N. Barry Cranford.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1600 N. Observatory Drive, Nashville, TN 37215

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/our hand(s) this the 22nd day of November, 2019.

Scott F. Cranford, Devisee

Lee E. Cranford, Devisee

N. Barry Cranford by Lee E. Cranford attorney-in-fact

N. Barry Cranford, Devisee
by Lee E. Cranford, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Scott F. Cranford, Devisee, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 21st of November, 2019.

Notary Public

DONNA J. VANDERMEER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-7-23

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lee E. Cranford, Devisee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 22nd of November, 2019.

Donna J. Vandermeer

Notary Public

My Commission Expires: 3-7-23



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lee E. Cranford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for N. Barry Cranford, Devisee, the within named bargainor, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name N. Barry Cranford, the bargainor, by the said Lee E. Cranford, as Attorney in Fact.

Witness my hand and official seal, this the 22nd of November, 2019.

Donna J Vandermeer

Notary Public

My Commission Expires: 3-7-23

