Karen Johnson Davidson County
Batch# 348462 DEEDWARRSP
01/24/2020 04:18:32 PM 4 pgs
Fees: $23.00 Taxes: $18,500.00
20200124-0009088

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	Same	104-03-0-067.00
This instrument prepared by: William Timothy Hill, Attorney at Law, 201 4th Avenue N., Suite 1800, Nashville, TN 37219		

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, WENTCO PROPERTIES, a Tennessee partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey to VANDERBILT UNIVERSITY, a Tennessee nonprofit 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").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the items listed in Exhibit B.

This is improved property known as 2603 West End Avenue, Nashville, Davidson County, Tennessee.

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 covenants with the Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein.

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 23rd day of January, 2020.

GRANTOR:

WENTCO PROPERTIES, a Tennessee partnership

By: Randall Goldstein
Randall Goldstein
Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Randall Goldstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner (or other officer authorized to execute the instrument) of WENTCO PROPERTIES, a Tennessee Partnership, the within named bargainor, a Tennessee Partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Managing Partner (or other authorized officer).

Witness my hand, at office, this 23rd day of January 2020.

Notary Public
My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2020.

Notary Public

My Comm. Expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land in the First Civil District of Metropolitan Nashville, Davidson County. Tennessee lying south of West End Avenue and west of Natchez Trace and being part of Lots No. 1, 2, & 3 of the place of Shields Subdivision of Lot No. 51 of the Boyd Cockrill Spring Tract, as recorded in Book 57, page 40, and part of Lots No. 7, 8 & 9, on the above plan, and part of alley #912 as abandoned by Council Bill No. 58-286, as described on a survey made by Ragan-Smith & Associates, Inc. dated May 1, 1978 and being described together and move fully as follows:

Beginning at an iron pin set on the southerly margin of West End Ave., as widened, at the dividing line between Lots 3 and 4 of the above noted subdivision; thence with the southerly margin of West End Avenue; as widened, N 56° 08' 25" E, a distance of 6.81' to an existing P.K, nail; thence, N 56° 54' 00" E, a distance of 143.19' to a P.K. nail set in a building at the intersection of the southern margin of West End Ave. and the westerly margin of Natchez Trace; thence with the westerly margin of Natchez Trace; S 34° 10' 10" E, a distance of 24.87' to a P.K. nail in a building; thence, S 6° 09' 00" E, a distance of 257.86' to an iron pin set; thence, leaving said margin, S 83° 44' 41" W, a distance of 53.02' loan iron pin set; thence N 37° 12' 14" W, a distance of 103.24' to an existing iron pin; thence, N 47° 47' 40" E, a distance of 30.07; to an existing iron pin; thence, N 37° 05' 36" W, a distance of 123.01' to the point of beginning and containing in all .0596 acres, more or less.

Being the same property conveyed to EDWARD T. GOLDSTEIN, TRUSTEE, by deed from WENDY'S OF NASHVILLE, INC., of record in Book 5378, page 138, dated December 22, 1978, said Register's Office.

RANDALL GOLDSTEIN, SUCCESSOR TRUSTEE by virtue of an instrument of record in Book 7307, page 460, further conveyed said property to WENTCO PROPERTIES, A TENNESSEE PARTNERSHIP, by Quitclaim Deed of record as Instrument No. 20041215-0149140, dated December 13, 2004, said Register's Office.

EXHIBIT B

LIST OF EXCEPTIONS

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Matters shown on the Plan of record in Book 57, page 40, Register's Office for Davidson County, Tennessee.
2. Subject to a street closing and any easement(s) retained in Ordinance No. 58-286, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5325, page 615, Register's Office for Davidson County, Tennessee.
4. Memorandum of Lease of record as Instrument No. 20150106-0001191, Register's Office for Davidson County, Tennessee.
   Memorandum of Assignment and Assumption of Lease of record as Instrument No20190619-0059067, Register's Office for Davidson County, Tennessee.
5. All matters shown on the plat of survey by L. Brandon Lambert, Tenn. RLS No. 2828, with S&ME, dated December 20, 2019, last revised January 7, 2020 and designated as Project Number 554919032.
6. Property taxes of Metropolitan Davidson County, Tennessee for the year 2020, a lien yet not due or payable.