Karen Johnson Davidson County
Batch# 348462 DEEDQC
01/24/2020 04:18:32 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200124-0009089

FROM: WENTCO Properties, a Tennessee Partnership
TO: Vanderbilt University, a non-profit corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
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 North, Suite 1800, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

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

Affiant

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

Notary Public

My Comm. Expires:_____

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, **WENTCO Properties,** a Tennessee Partnership, hereinafter called "Grantor," by these presents, does hereby quitclaim and convey all its right, title and interest to **VANDERBILT UNIVERSITY**, a non-profit corporation, hereinafter called "Grantee", its heirs and assigns, in and to the land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

This is improved property commonly known as commonly known as 2603 West End Avenue, Nashville, Davidson County, Tennessee 37203.

This conveyance is expressly subject to the items listed in Exhibit B.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of January 23, 2020.

GRANTOR:

WENTCO PROPERTIES,
a Tennessee Partnership

By Randall Goldstein
Name: 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 28th day of January, 2020.

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

Notary Public

4824-1403-2040

EXHIBIT A

The Property

SURVEY LEGAL

LAND ALSO BEING DESCRIBED AS:

Being a tract of land lying in the18th Council District of Davidson County, Tennessee, and being portions of Lots 1, 2, 3, 7, 8 and 9 of Mrs. Margaret R. Shields' Plan, Subdivision of Lot 51, Boyd's Cockrill Spring Plan, as recorded in Plat Book 57, Page 40, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by the western Right of Way (ROW) of Natchez Trace, bounded on the south and west by Lot 1 of Resubdivision of Lot No 52 of John Boyd Cockrill Spring Tract and Lots 4 - 13 of Margaret R. Shield's Subdivision of Lot 51 in Boyd Cockrill Spring Tract as recorded in Plat Book 9700, Page 339, RODC, said Lot 1 being Vanderbilt University as recorded in Instrument Number 201908020076745, RODC, and bounded on the north by the southern ROW of West End Avenue (State Route 1, US Highway 70S). Said tract being more particularly described as follows:

POINT OF BEGINNING being a found pk nail lying on the southwest ROW intersection of said West End Avenue and said Natchez Trace; thence along said western ROW of Natchez Trace with the following: South 28°49'32" East 24.86 feet to a found pk nail; thence South 00°51'45" East 257.97 feet to a found PK nail; thence along the common line of said Vanderbilt University with the following: South 89°14'17" West 52.87 feet to a found 5/8" iron rod; thence North 31°56'22" West 103.40 feet to a set pk nail; thence North 53°01'32" East 30.10 feet to a set pk nail; thence North 31°51'54" West 123.12 feet to a found pk nail "1769" washer; thence along said southern ROW of West End Avenue with the following: North 61°21'21" East 6.79 feet to a found pk nail with "1769" washer; thence North 62°12'58" East 143.21 feet to the point of beginning. Tract contains 25,929 square feet or 0.60 acres.

The above description is according to an ALTA/NSPS Land Title & Topographic Survey by L. Brandon Lambert, Tenn. RLS No. 2828, with S&ME, dated December 20, 2019 and designated as Project No. 554919032.

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.