Karen Johnson Davidson County
Batch# 360664 DEEDWARRSP
02/20/2020 09:40:30 AM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20200220-0018851

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35181-11-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,900,000.00. Affiant Subscribed and sworn to before me this 19th day of February, 2020. Notary Public My Commission Expires: 5/5/2020

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	Map and Parcel No.: 092 16 0 147 00

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, FRED VONCOLLN, an individual ("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 is improved property known as 114 20th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good

right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit B attached hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 19th day of February, 2020.

GRANTOR:

Fred VonColln

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Fred VonColln, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2020.

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/5/2020

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of John H. Williams' First Subdivision of Block 147 and 148 in Boyd's Home Tract, as of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the easterly side of 20th Avenue South (formerly Boyd Avenue) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Fred VonColln by Warranty Deed dated January 8, 1990, from Michael Graham Shears and Pong Moon Chang, of record in Book 8022, Page 474 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

This conveyance is made subject to:

1. All matters on the survey of the subject property prepared by L. Brandon Lambert, T.R.L.S. No. 2828, S&ME Inc. Project No. 514719014, dated December 26, 2019, last revised January 29, 2020
2. State and County taxes for the year 2020 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
3. All matters appearing on the Plan of record as Book 57, page 154, Register's Office for Davidson County, Tennessee.
4. Subject to the closing of alleys and any easement(s) retained in Ordinance No. 085-956, filed in the Metropolitan County Clerk's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

