Karen Johnson Davidson County
Batch# 430359 DEEDWARRSP
07/06/2020 09:48:30 AM 5 pgs
Fees: $28.00 Taxes: $11,470.00
20200706-0072193

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
William D. Hadley, Jr. and Kathy Hadley 1801 21st Avenue Nashville, Tennessee 37212	104-12-0-002.00	Same
This instrument prepared by: Webb Sanders PLLC PO Box 887, 3037A Highway 31W White House, TN 37188		

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, VANDERBILT UNIVERSITY, a Tennessee non-profit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to William D. Hadley, Jr. and Kathy Hadley, a married couple (collectively, "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 following:

1. Taxes for the year 2020, a lien, not yet due and payable.
2. All matters that would be shown by a current survey of the Property.
3. That certain Lease Agreement dated March 26th, 2009, by and between Vanderbilt University, as landlord and Posh, LLC, as tenant, as amended.

This is improved property located at 1801 21st 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 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 25 day of June, 2020.

GRANTOR:

VANDERBILT UNIVERSITY, a Tennessee non-profit corporation

By: _____

Name: Michael G. Perez
Title: Associate Vice Chancellor and Chief Facilities Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Mike Perez, 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, and who further acknowledged that such person is the Associate Vice Chancellor & Chief Facilities Officer of Vanderbilt University, a Tennessee non-profit corporation, and is authorized by such corporation to execute this instrument on its behalf.

Witness my hand, at office, this 25 day of June, 2020.

_____
Notary Public

My Commission Expires: 9/7/21

ANNE H MAMBUNGU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/7/21

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,100,000.00.

Affiant

Sworn to and subscribed before me this 30th day of June, 2020.

Notary Public

My Commission Expires: May 3, 2021

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

EXHIBIT A
LEGAL DESCRIPTION

Land in Nashville, Davidson County, Tennessee, and described as follows:

Being a part of the lot marked "Toll Gate Lot" on the Plan of Scruggs' Subdivision of the Burch Orchard and Read Tract of land as of record in Plat Book 57, Page 114, Register's Office of Davidson County, Tennessee, described as follows: Beginning at the Southwest corner of the Hillsboro Pike, or 21st Avenue, and Carlton Avenue, as widened, thence Westerly 140 feet to a proposed alley; thence with the Easterly margin of said proposed alley, Southerly 50 feet; thence Easterly parallel with the first line 140 feet to the Westerly margin of said Hillsboro Pike, or 21st Avenue, South; thence with said margin of said Pike or Avenue Northerly 50 feet to the beginning.

Being the same property conveyed to The Vanderbilt University by Quitclaim Deed of record in Book 6743, Page 664, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 executed and authenticated according to law.

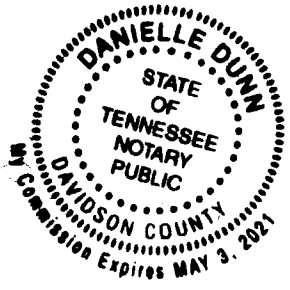
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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