THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131683

Karen Johnson Davidson County
Batch# 520408 DEEDWARR
11/23/2020 12:45:49 PM 6 pgs
Fees: $33.00 Taxes: $2,242.20

20201123-0137344

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $606,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of November, 2020.

Notary Public
My Commission Expires:

KAREN JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lipscomb University 1 University Park Drive Nashville TN. 37204	New Owner	Tax Parcel ID No. 117-16-0-114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Arthur C. Easter and David A. Easter and Daniel R. Easter and Timothy L. Easter** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lipscomb University, a Tennessee nonprofit corporation**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2 , in Block "P", as shown on the map entitled Maplehurst, of record in Plat Book 843, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CLYDE E. EASTER, by deed from JOHN E. BILLS, JR. AND SPOUSE, MARTHA B. BILLS, of record in Book 8699, page 910 , dated August 11, 1992 , said Register's Office.

CLYDE E. EASTER died on or about May 29, 2020. Upon his death, the subject property passed to and was devised to his sons, ARTHUR C. EASTER, DAVID A. EASTER, DANIEL R. EASTER and TIMOTHY L. EASTER, as evidenced by his Last Will and Testament, a copy of which is attached as Exhibit "A" and Affidavit of Heirships of record in Instrument No. 20201123-0137340, Instrument No. 20201123-0137341, Instrument No. 20201123-0137342, and Instrument No. 20201123-0137343, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-16-0-114.00.

Matters shown on the Plan of record in Plat Book 843, page 22, said Register's Office.
Possible debts against the estate of Clyde E. Easter.

This is improved property located at 1303 Grandview Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2020.

David A. Easter

Daniel R. Easter

Timothy L. Easter

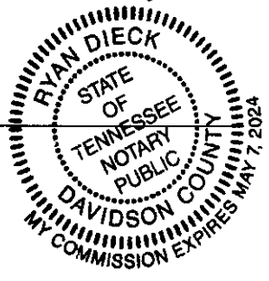
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David A. Easter, Daniel R. Easter, and Timothy L. Easter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2020.

Notary Public

My Commission Expires: _____



IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2020.

Arthur C. Easter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arthur C. Easter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~20th~~ 18th day of November, 2020.

Notary Public

My Commission Expires: 5/29/24

PATRICIA F. KIRKMAN
Notary Public - North Carolina
Forsyth County

EXHIBIT A

LAST WILL
and
TESTAMENT
OF
CLYDE ERTEL EASTER

I, Clyde Ertel Easter, of Carroll County, Virginia, being of sound and disposing mind and memory do hereby make and publish this my Last Will and Testament hereby revoking any and all former wills by me heretofore made.

ARTICLE I

I hereby give, devise and bequeath all my estate of whatsoever kind and wheresoever located, be it real, personal or mixed, in equal shares, to my four sons, Arthur C. Easter, David A. Easter, Daniel R. Easter and Timothy L. Easter, per stirpes.

ARTICLE II

I hereby nominate and appoint my sons, David A. Easter and Timothy L. Easter, as Co-Executors of my estate. I direct that no surety be required upon their bond. In the event that my sons, David A. Easter and Timothy I. Easter, are unable to act as Co-Executors, I then hereby nominate and appoint, my son, Daniel R. Easter, as Alternate Executor. I direct that no surety be required upon his bond. In the event that my son, Daniel R. Easter is unable to act as Alternate Executor, I then hereby nominate and appoint my son, Arthur C. Easter, as Alternate Executor. I direct that no surety by required upon his bond.

ARTICLE III

A. Any beneficiary who fails to survive me by 30 days shall be deemed to have pre-deceased me, and the gift to such beneficiary shall be disposed of accordingly.

B. A relationship by or through legal adoption shall be treated the same as relationship by or through blood for purposes of succession to property under this will.

Clyde E. Easter

C. The expenses of my last illness, the expense of a funeral appropriate to my station in life and custom of living, and my written charitable pledges shall be paid by my Executor prior to any disposition otherwise.

D. Any taxes imposed under the laws of any jurisdiction by reason of my death whatever name called, upon or with respect to any property included in my estate for the purpose of such taxes, whether such property passes under or outside of this will, shall be paid by my Executor without apportionment.

E. My Executor is requested to settle my estate as soon after my death as may be practical, and to pay or deliver every legacy or bequest to my beneficiaries without waiting any time that may be believed to be customary in probate matters.

F. As used in this will, the male gender shall include the female, and the singular shall include the plural, and vice versa.

G. In addition to the powers now or hereafter granted by law, every fiduciary serving hereunder shall have all the powers listed in Section 64.2-105 of the Code of Virginia as it is written on the date of my death.

H. Any interest in any real estate devised to any beneficiary herein is hereby expressly devised to such beneficiary as his or her sole and separate equitable estate free from the control and marital rights of any present or any future spouse, the right of dower or curtesy of any present or future spouse in and to the aforesaid property being hereby expressly excluded and furthermore expressly excluding any such spouse from any legal right by virtue of any present or future augmented estate law or otherwise, and this devise is therefore with full and complete power in and toward said beneficiary to sell, convey and encumber by deed of trust or otherwise, or otherwise dispose of said property by deed, will or other instrument without the necessity of any present or future spouse uniting in any such instrument.

Clyde E. Easter

IN WITNESS whereof I have hereunto set my hand and seal to this my Last Will and Testament this 28th day of October, 2014.

Clyde E. Easter (SEAL)
CLYDE ERTEL EASTER

The Testator signed, sealed and declared this as his will in our presence and on the date shown above. At the Testator's request we have both signed our names as witnesses. All of this occurred at the same time and we and the testator were present together throughout.

_____ WITNESS

Hope M. Ingram WITNESS

COMMONWEALTH OF VIRGINIA,

COUNTY OF CARROLL, to-wit:

Before me the undersigned authority on this date personally appeared the Testator and Witnesses, known to me to be the Testator and Witnesses, respectively, whose names are signed to the attached instrument, and all of these persons being by me first duly sworn, the Testator declared to me and to the Witnesses in my presence that said instrument is his Last Will and Testament and that he had willingly signed and executed it in the presence of said witnesses as his voluntary act for the purposes therein expressed, and said witnesses stated before me that the foregoing will was executed and acknowledged by the Testator as his Last Will and Testament in the presence of said witnesses, who in his presence and at his request, and in the presence of each other did subscribe their names thereto as attesting witnesses on the day of the date of the execution of said will, and that the Testator, at the time of the execution of said will, was over the age of eighteen years and of sound and disposing mind and memory.

Clyde E. Easter TESTATOR

_____ WITNESS

Hope M. Ingram WITNESS

Subscribed, sworn and acknowledged before me by the above Testator; subscribed and sworn before me by the above Witnesses this 28th day of October, 2014.

My Commission Expires: 7-31-2017

DONNA P. QUESENBERRY
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #111298
My Commission Expires July 31, 2017

Donna P. Quesenberry
Notary Public # 111298