THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232076** Karen Johnson Davidson County Batch# 539251 **DEEDWARR** 12/21/2020 10:55:35 AM 2 pgs Fees: $13.00 Taxes: $1,731.56 20201221-0150968	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $467,989.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2020. Notary Public My Commission Expires:

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
RER Partnership 2209 Crestmoor Road Suite 100 Nashville TN 37215	New Owner	Tax Parcel ID No. 117-16-0-237.00

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, **James C. Richardson, Jr. and Kim Alan Richardson, as Successor Co-Trustees of the Katherine J. Richardson Revocable Living Trust dated April 2, 2015** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **RER Partnership, a Tennessee General Partnership**, ("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) 34-B, as shown on the map entitled Zone Lot Division Lot 33 & 34 S.F. & C.D. Morrow's Subdivision, of record in Plat 6900, page 320, amending Plat Book 332, page 86, 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 KATHERINE ELISE RICHARDSON, by deed from LIPSCOMB UNIVERSITY FORMERLY KNOWN AS DAVID LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, of record in Instrument No. 20091124-0108060, dated November 20, 2009, said Register's Office.

KATHERINE ELISE RICHARDSON conveyed her interest to KATHERINE ELISE RICHARDSON, TRUSTEE, OR THE SUCCESSOR(S) IN INTEREST, OF THE KATHERINE ELISE RICHARDSON REVOCABLE LIVING TRUST DATED APRIL 2, 2015, AND ANY AMENDMENTS THERETO, by quitclaim deed of record in Instrument No. 20201214-0147280, dated April 2, 2015, said Register's Office.

KATHERINE ELISE RICHARDSON died intestate on or about April 29, 2020.

Katherine Elise Richardson and Katherine J. Richardson being one and the same.

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. 117-16-0-237.00.

Matters shown on the Plan of record in Plat Book 6900, page 320, amending plat in Plat Book 332, page 86, said Register's Office.

This is improved property located at 1133 Morrow Avenue Nashville TN 37204

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 18th day of December, 2020.

The Katherine J. Richardson Revocable Living Trust dated April 2, 2015

By: James C. Richardson, Jr., Successor Co-Trustee

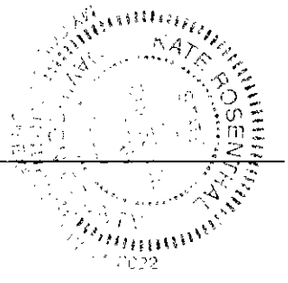
By: Kim Alan Richardson, Successor CoTrustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Richardson, Jr. and Kim Alan Richardson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Co-Trustees of the Katherine J. Richardson Revocable Living Trust dated April 2, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of December, 2020.

Notary Public



My Commission Expires: _____