WARRANTY DEED

Karen Johnson Davidson County
Batch# 649097 DEEDWARR
06/03/2021 01:10:37 PM 6 pgs
Fees: $33.00 Taxes: $4,162.50

20210603-0074695

WILLIAM E GRONTE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

MJ-SB-MR-21-1220

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Midtown Realty, LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **P.O. Box 331235**	(NAME)	**104-08-0-224.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOROTHY ELIZABETH AYLWARD AND THOMAS M. EVANS, JR. AND MARY BETH MINATRA AND JAMES K. GLENN AND JOE NORMAN WILKES AND TERRY EUGENE WILKES AND MARY ANN WINFREY AND BARBARA WHITTLE AND LYNDA SMITH AND RITA PRIMM WIMPY AND JOHN PRIMM AND CUMBERLAND UNIVERSITY AND LYNNVILLE FIRST PRESBYTERIAN CHURCH AND HILLSBORO PRESBYTERIAN CHURCH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit:

Being the Northerly 55 feet of the Southerly 110 feet of the Westerly 150 feet, more or less, of Lot No. 30 in O.B. Hayes plan of large lots, called "Rokeby" as of record in Book 21, Page 87, registers office for said county, described as following:

Beginning on the Easterly margin of 17th Avenue South, formerly Addison-Street, at a point 55 feet Northerly from the line between Lots 30 and 35; thence with the Easterly margin of said avenue, Northerly 55 feet; thence Easterly 153 feet, more or less, to the Westerly margin of a proposed alley; thence with the Westerly margin of said proposed alley, Southerly 55 feet; thence Westerly 153 feet, more or less, to the beginning.

Being the same property conveyed to Jessie E. Ross, as to a 3/4 interest, and Minnie Orr, as to a 1/4 interest, by Deed from Richard C. Jones and wife, Abbie M. Jones, of record in Book 1261, Page 487, Register's Office for Davidson County, Tennessee, dated July 28, 1943 and recorded on July 31, 1943.

Minnie Orr having since died testate on October 27, 1979 and bequeathed said property to Jessie Ross by Last Will and Testament filed for record in Docket No. 79867, Probate Court for Davidson County, Tennessee.

Jessie Ross having since died on December 29, 1983 leaving Imogene Ross as her sole heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20210603-0074684, Register's Office for Davidson County, Tennessee.

Imogene Ross having since died on January 13, 2020 and bequeathed said property to Lynnville First Presbyterian Church, Hillsboro Presbyterian Church, Cumberland University, Dorothy Elizabeth Aylward, Thomas M. Evans, Jr., Mary Beth Minatra, James K. Glenn, Joe Norman Wilkes, Terry Eugene Wilkes, Mary Ann Winfrey, Barbara Whittle, Lynda Smith, Rita Wimpy and John Primm by Last Will and Testament and First Codicil to Last Will and Testament filed in Docket No. 20P-193, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
• Taxes for the year 2021

- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1220 17th Ave S, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 2nd DAY OF JUNE, 2021.

Dorothy Elizabeth Aylward by Thomas M. Evans, Jr., attorney-in-fact

Thomas M. Evans, Jr.

Mary Beth Minatra by Thomas M. Evans, Jr., attorney-in fact

James K. Glenn by Thomas M. Evans, Jr., attorney-in-fact

Joe Norman Wilkes by Thomas M. Evans, Jr., attorney-in-fact

Terry Eugene Wilkes by Thomas M. Evans, Jr., attorney-in-fact

Mary Ann Winfrey by Thomas M. Evans, Jr., attorney-in-fact

Barbara Whittle by Thomas M. Evans, Jr., attorney-in-fact

Lynda Smith by Thomas M. Evans, Jr., attorney-in-fact

Rita Primm Wimpy by Thomas M. Evans, Jr., attorney-in-fact

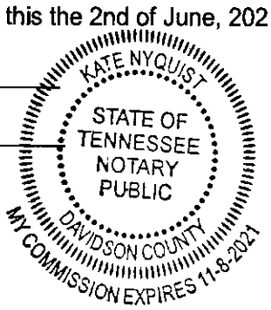
John Primm by Thomas M. Evans, Jr., attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. EVANS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

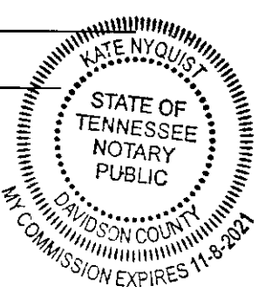


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Evans, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOROTHY ELIZABETH AYLWARD, MARY BETH MINATRA, JAMES K. GLENN, JOE NORMAN WILKES, TERRY EUGENE WILKES, MARY ANN WINFREY, BARBARA WHITTLE, LYNDA SMITH, RITA PRIMM WIMPY, JOHN PRIMM, and who acknowledged he/she/they executed the same as the free act and deed of the said DOROTHY ELIZABETH AYLWARD, MARY BETH MINATRA, JAMES K. GLENN, JOE NORMAN WILKES, TERRY EUGENE WILKES, MARY ANN WINFREY, BARBARA WHITTLE, LYNDA SMITH, RITA PRIMM WIMPY and JOHN PRIMM.

Witness my hand and official seal, this the 2nd of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



Cumberland University

BY: Staci Galentine

Staci Galentine
Vice President for Advancement

KARLA A. MORRIS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary Public, personally appeared STACI GALENTINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT FOR ADVANCEMENT of CUMBERLAND UNIVERSITY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT FOR ADVANCEMENT.

Witness my hand and official seal, this the 28th of ~~June~~ May, 2021.

Karla A. Morris

Notary Public
My Commission Expires: 3-11-2024
(SEAL)

Lynnville First Presbyterian Church

BY: Billy Kennedy
Billy Kennedy
Clerk

STATE OF TENNESSEE
COUNTY OF Giles

Before me, the undersigned Notary Public, personally appeared BILLY KENNEDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CLERK of LYNNVILLE FIRST PRESBYTERIAN CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CLERK.

Witness my hand and official seal, this the 17th of June, 2021.

Allyson B. Tinnon
Notary Public
My Commission Expires: 07/21/2021
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Hillsboro Presbyterian Church

BY: _____
Michael Swan
Treasurer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared MICHAEL SWAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TREASURER of HILLSBORO PRESBYTERIAN CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TREASURER.

Witness my hand and official seal, this the 2nd of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023