RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Davidson)
Karen Johnson Davidson County Batch# 664739 DEEDWARRSP 06/24/2021 03:05:29 PM 4 pgs Fees: $23.00 Taxes: $26,825.00 20210624-0086077	The actual consideration for this transfer or value of property transferred (whichever is greater) is $7,250,000.00. Michael Perez Affiant Sworn to and subscribed before me this 18 day of June, 2021. Notary Public My Commission Expires: May 5, 2025 (SEAL)
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W White House, TN 37188	

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Frank H. Strausser 211 Deer Park Dr. Nashville, TN 37205	New Owner	116-09-0-090.00 116-09-0-089.00

This Indenture is made on the 18th day of June, 2021, by and between THE VANDERBILT UNIVERSITY ("***Grantor***"), and FRANK H. STRAUSSER (***"Grantee"***).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold, and by these presents does convey, unto Grantee, its successors and assigns, all that tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described on Exhibit A 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 matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Exceptions").

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, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18th day of June, 2021.

GRANTOR:

The Vanderbilt University

By: _____

Name: Michael Perez

Title: Assoc. Vice Chancellor, Chief Facilities officer

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Michael Perez, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Assoc. Vice Chancellor, Chief Facilities officer of The Vanderbilt University, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 18 day of June, 2021.

_____
Notary Public

My Commission Expires: May 5, 2025

MARITA J. BUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 46 and that part of Lot No. 28 on the Plan of the First Belle Meade Subdivision near Nashville, Tennessee, known as the Deer Park, as of record in Book 332, page 88, Register's Office for said County, and shown on the Map of Johnson Bransford's Re-subdivision, as of record in Book 421 page 48 said Register's Office, described according to last mentioned map as follows:

Beginning on the Easterly margin of the Harding Pike at the southwest corner of said Lot No. 46, being the Northwest corner of 9.30 acres of land marked No. 1 on said Map; thence with the Easterly margin of said Pike, North 14 1/2 degrees East 530 feet to the corner of Lots Nos. 45 and 46; thence south 71 1/2 degrees East, with the line between said two lots, crossing Richland Creek and crossing the Westerly line of Lot No. 28, in all 310 feet to the Southwesterly margin of Deer Park Drive; thence with the margin of said Drive, Southeasterly 349.2 feet, continuing with the said margin around the curve of said Drive and with the Southwesterly and Westerly margin of Bellevue Drive West, in a Southeasterly and Southerly direction 496 feet to the Southerly line of said Lot No. 28, the Northeast corner of said Lot No. 1; thence with the North line of said Lot No. 1, north 71 3/4 degrees West, crossing Richland Creek, 729 1/2 feet to the beginning, containing 8 acres, more or less.

Being the same property conveyed to The Vanderbilt University by Warranty deed from Julia Fay Haun of record in Book 3768, page 373, Register's Office for Davidson County, Tennessee, dated June 16, 1964 and recorded on June 17, 1964.

Being also known as 211 Deer Park Drive Nashville, Tennessee 37205.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2021 and thereafter, not yet due and payable.

2. All matters shown on the Plan of record in Book 332, page 88 and Book 421, page 48, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4419, page 310, Register's Office for Davidson County, Tennessee.

4. Easement for the flow of Richland Creek over so much of the premises as may be therein.