Karen Johnson Davidson County
Batch# 680216 DEEDWARRSP
07/20/2021 03:15:30 PM 8 pgs
Fees: $43.00 Taxes: $203,500.00
20210720-0097472

ADDRESS NEW OWNER:	MAP/PARCEL NOS.		SEND TAX BILLS TO:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	104-4/23 104-4/25 104-4/27 104-4/28	104-4/29 104-4/30 104-4/31 104-4/33	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203 (RFW)			

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, THE GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH, a Tennessee corporation, f/k/as the Board of Discipleship of the United Methodist Church, a Tennessee corporation, as to a ½ undivided interest, and THE GENERAL BOARD OF HIGHER EDUCATION AND MINISTRY OF THE UNITED METHODIST CHURCH, a Tennessee corporation, f/k/a Board of Higher Education and Ministry of the United Methodist Church, a Tennessee corporation, as to a ½ undivided interest (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to VANDERBILT UNIVERSITY, a Tennessee nonprofit corporation ("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 matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances"). This conveyance is made to dispose of the Property for the benefit of The United Methodist Church pursuant to its usages and Discipline and free of the trust restrictions set forth in the deeds of record in Book 626, page 612 and Book 633, page 101, Registers' Office for Davidson County, Tennessee.

This is improved property known as 2001 Grand Avenue; 2005 Grand Avenue; 2009 Grand Avenue; 2011 Grand Avenue; 2011B Grand Avenue; 2013 Grand Avenue; 406 21st Avenue South; and 1001 19th Avenue South, 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 covenants with the Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein.

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 13th day of July, 2021.

GRANTOR:

GENERAL BOARD OF HIGHER EDUCATION AND MINISTRY OF THE UNITED METHODIST CHURCH, a Tennessee corporation

By: Karen P Ward
Name: Karen P. Ward
Title: Chief Admin Officer

GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH, a Tennessee corporation

By: Janet Jamieson
Name: Janet Jamieson
Title: CFO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Karen P. Ward, 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 Chief Admin Officer of the GENERAL BOARD OF HIGHER EDUCATION AND MINISTRY OF THE UNITED METHODIST CHURCH, a Tennessee corporation, and is authorized by such corporation to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of July, 2021.

Dolores Huff
Notary Public

My Commission Expires: 8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Janet Jamieson, 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 CFO of the GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH, a Tennessee corporation, and is authorized by such corporation to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of July, 2021.

Dolores Huff Roe
Notary Public

My Commission Expires: 8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $55,000,000.00.

Kara P Ward
Affiant

Sworn to and subscribed before me this 13th day of July, 2021.

Dolores Huff Roe
Notary Public

My Commission Expires: 8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

4838-9458-3025.2

EXHIBIT A

LEGAL DESCRIPTION

Two tracts or parcels of land in Davidson County, Tennessee, which tracts are more particularly described as follows:

Being Lot Number 1 of the O. B. Hayes Plan, as recorded in Plat Book 21, Page 87, Register's Office for said County; Lot Numbers 1, 2, and 3 on the plat of W. F. Davis land, as recorded in Book 2, Page 124, Chancery Court for said County; Lot Numbers 5, 6, 7, and 8 and Lot Numbers 38-44 inclusive of the C.A.R. Thompson Subdivision, as recorded in Plat Book 161, page 83, Register's Office for said County; a 15-foot alley being along the rear lines of Lot Numbers 38-44 inclusive of the said C.A.R. Thompson Subdivision; described in two parcels as follows:

PARCEL NUMBER ONE:

Being land bounded as follows: on the west by the easterly line of the 15-foot alley number 447 of the said C.A.R. Thompson Subdivision; on the north by the southerly line of Grand Avenue, formerly Hayes Street; on the east by the westerly line of 19th Avenue South, formerly Rokeby Street; on the south by the northerly line of Scarritt Place, formerly Charles Avenue. Said Parcel Number One, further described as follows:

Beginning at the southwesterly corner of 19th Avenue South and Grand Avenue being the northeasterly corner of Lot Number 1 of the said O. B. Hayes Plan; thence along the westerly line of 19th Avenue South southerly 446. 5 feet to the northwesterly corner of 19th Avenue South and Scarritt Place being the southeasterly corner of Lot Number 44 of the said C.A.R. Thompson Subdivision; thence along the northerly line of Scarritt Place westerly 431.5 feet to the northeasterly corner of Scarritt Place and alley number 447 being the southwestwardly corner of Lot Number 38 of the said C .A. R. Thompson Subdivision; thence along the easterly line of said alley northerly 447 feet to the southeasterly corner of said alley and Grand Avenue being the northwesterly corner of Lot Number 3 of said plat of W. F. Davis land; thence along the southerly line of Grand Avenue easterly 173.25 feet to the northeasterly corner of Lot Number 1 of said plat of W. F. Davis land; thence continuing along the southerly line Grand Avenue easterly 272. 5 feet to the point of beginning.

(For information only, and not insured: This property is shown as Map/Parcel 104-04-0-025.00, 104-04-0-027.00, 104-04-0-028.00, 104-04-0-029.00, 104-04-0-030.00, 104-04-0-031.00, and 104-04-0-033.00 in the Office of the Assessor of Property for Davidson County, Tennessee.)

Being a portion of the property conveyed to the Board of Education of the Methodist Church by deed from Scarritt College for Christian Workers, a Tennessee corporation, of record in Book 3938, Page 121, Register's Office for Davidson County, Tennessee, and being the same property conveyed to said Board by deeds from Scarritt College for Christian Workers, a Tennessee corporation, of record in Book 1812, Page 469, and Book 3179, Page 243; by deed from Virginia Campbell Johns of record in Book 1812, Page 47; by deed from Clarence T. Connell of record in Book 1728, Page 67; by deed from Disciples Foundation, Inc., a Tennessee corporation, in Book 2640, Page 55; by deed from Tennessee Congress of Parent and Teachers, Inc., a Tennessee corporation, of record in Book 3026, Page 617; and by deed from A.Marc La Gasse and wife, Mary Pitt La Gasse, of record in Book 2443, Page 15, all in the Register's Office for Davidson County, Tennessee.

Note: A portion of said land is part of a former 15-foot alley that was vacated, abandoned and closed, as a public alley, by Ordinance No. 521 enacted by the Mayor and City of Council of Nashville on September 21, 1927, as disclosed by the deed of record in Book 3938, page 121, Register's Office for Davidson County,

PARCEL NUMBER TWO:

Being land bounded as follows: on the west by the easterly line of 21st Avenue South (formerly Hillsboro Turnpike), as widened; on the north by the southerly line of land of B. W. Taylor, as recorded on Book 1194, page 614, Register's Office for said County; on the east by the westerly line of the 15-foot alley number 447 of said C.A.R. Thompson Subdivision; on the south by the northerly line of land of Landon L. Parmer and wife, as recorded in Book 5106, page 373, Register's Office for said County. Said Parcel Number Two, further described as follows:

Beginning at a point in the easterly line of said 21st Avenue South, said point being the northwesterly corner of said land of Landon L. Parmer and being northerly 50 feet along the easterly line of 21st Avenue South from the northeasterly corner of Scarritt Place and 21st Avenue South; thence along the easterly line of 21st Avenue South northerly 200 feet to the southwesterly corner of said land of B. W. Taylor said corner being southerly 199.33 feet along the easterly line of 21st Avenue South from southeasterly corner of Grand Avenue and 21st Avenue South; thence along the southerly line of said land of B. W. Taylor easterly and parallel with Scarritt Place 162 feet to the westerly line of Alley Number 447 and the southeasterly corner of said land of B. W. Taylor, said corner being southerly 197.33 feet along the westerly line of said alley from the southwesterly corner of said alley and Grand Avenue; thence along the westerly line of said alley southerly and parallel with 21st Avenue South 200 feet to the northeasterly corner of said land of Landon L. Parmer, said corner being northerly 50 feet along the westerly line of said alley from the northwesterly corner of said alley and Scarritt Place; thence along the northerly line of said land of Landon L. Parmer westerly and parallel to Scarritt Place 162 feet to the point of beginning.

(For information only, and not insured: This property is shown as Map/Parcel 104-04-0-023.00 in the Office of the Assessor of Property for Davidson County, Tennessee.)

Being a portion of the property conveyed to the Board of Education of the Methodist Church by deed from Scarritt College for Christian Workers, a Tennessee corporation, of record in Book 3938, Page 121, Register's Office for Davidson County, Tennessee

An undivided one-half interest was conveyed to the Board of Discipleship of the United Methodist Church, a Tennessee corporation, by Quitclaim Deed from the Board of Higher Education and Ministry of the United Methodist Church, a Tennessee corporation, formerly known as the Board of Education of the Methodist Church, a Tennessee corporation, of record in Book 5260, Page 879, in the Register's Office for Davidson County, Tennessee.

The Board of Discipleship of the United Methodist Church, a Tennessee corporation, having since changed its name to the General Board of Discipleship of the United Methodist Church, a Tennessee corporation, as shown by Articles of Amendment of record in Book 6710, Page 358, Register's Office for Davidson County, Tennessee.

The Board of Higher Education and Ministry of the United Methodist Church, a Tennessee corporation, is now known as the General Board of Higher Education and Ministry of the United Methodist Church, a Tennessee corporation.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for 2021, a lien, not yet due and payable.
2. All matters on plat of record in Plat Book 2, page 124, Chancery Court for Davidson County, Tennessee.
3. All matters on plat of record in Plat Book 161, page 83, Register's Office for Davidson County, Tennessee.
4. All matters on plat of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.
5. Lease by and between the General Board of Discipleship of the United Methodist Church and the General Board of Higher Education and Ministry of the United Methodist Church, as Landlord, and Panera, LLC, as Tenant, of record in Instrument No. 20040614-0069684, Register's Office for Davidson County, Tennessee.
6. All matters shown on survey prepared by Jeff K. Kimbro, RLS No. 1756, S&ME, Nashville, TN, dated June 1, 2021.

Tennessee Certification of Electronic Document

I, Yale Riley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/13/21 (date of document).

Affiant Signature

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this _____ day of _____, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY