Karen Johnson Davidson County
Batch# 777045 DEEDWARR
12/20/2021 03:59:20 PM 2 pgs
Fees: $13.00 Taxes: $5,272.50

20211220-0168099

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,425,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2021.

Notary Public

My commission expires: 03/07/2023

(Notary Stamp)

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Belmont University	**Belmont University**	**104-08-0-219.00**
1232 17th Ave	**1900 Belmont Blvd**	
Nashville, TN 37212	**Nashville, TN 37212**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

The Proffitt Center, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Belmont University

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 as shown on the Plan of Shield's Subdivision of Lot 35, of O.B. Hayes' Plan of Large Lots, of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Proffitt Center, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jay Turman and wife, Peggy T. Turman of record in Book 10420, Page 851, Register's Office for Davidson County, Tennessee, dated April 17, 1997 and recorded on April 17, 1997.

Return to [illegible] Escrow, LLC [illegible] Suite 300

pm-25-21-1232

This is **improved** property known as **1232 17th Ave, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of December, 2021.

The Proffitt Center, LLC, a Tennessee limited liability company

Kathleen Proffitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kathleen Proffitt, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Member of The Proffitt Center, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Member.

Witness my hand and official seal this 15th day of December, 2021.

Notary Public
My Commission Expires: May 7, 2024



Lenders Title Company File No. 21-000779-525