**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 220440592**

Karen Johnson Davidson County
Batch# 844234 DEEDWARR
04/22/2022 12:03:43 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20220422-0046822

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of April, 2022.

India Triplett

Notary Public
My Commission Expires: 3/6/24

INDIA L TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2024

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jorge Leon | New Owner | Tax Parcel ID No. |
| 4102 Granny White Pike | | 117-16-0-205.00 |
| Nashville TN 37204 | | |

**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, **Lipscomb University** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jorge Leon**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being situated in the 7th, formerly the 11th Civil District of said County and is a part of the property formerly belonging to the O. F. Noel Estate, and conveyed to J. R. Henderson and wife, by deed from Oscar F. Noel et al, and described according to a survey made thereof by John Wilkes, Civil Engineer on June 27, 1928, as follows:

Beginning on the Easterly margin of the Granny White Road at the Southwest corner of a lot conveyed to Ida Mae Boles by deed from J. R. Henderson and wife, which is of record in Book 821, Page 350, Register's Office for said County; thence with said Boles' South line in an Easterly direction 182-1/2 feet to an iron pipe, being said Boles Southeast corner; thence Southwardly with said Boles' East line, if the same were extended, 80.6 feet to an iron pipe; thence in a Westerly direction 218 feet to an iron pipe on the Easterly margin of said Road; thence with the Easterly margin of said Road North 26-1/2 degrees East, 100 feet to the beginning.

Being the same property conveyed to LIPSCOMB UNIVERSITY, by deed from RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20220316-0030629 , dated March 15, 2022 , said Register's Office.

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 2022 and subsequent years for Map-Par. 117-16-0-205.00.

This is improved property located at 4102 Granny White Pike 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 21st day of April, 2022.

Lipscomb University

By: Jeff Baughn, Senior Vice President for Finance and Technology

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeff Baughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President for Finance and Technology (or other officer authorized to execute the instrument) of Lipscomb University, the within named bargainor, and that he as such authorized Senior Vice President for Finance and Technology has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Member.

Witness my hand, at office, this 21st day of April, 2022.

Notary Public

INDIA L TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2024

My Commission Expires: 3/6/24