Karen Johnson Davidson County
Batch# 847951 DEEDWARR
04/29/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20220429-0049595

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 22nd day of April, 2022. Notary Public My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Green Hills Investors 944 Main Street Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-16-0-025.00 117-16-0-246.00

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, a Tennessee Non-Profit Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Green Hills Investors, a Tennessee General Partnership,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, as shown on the map entitled Final Plat, Re-Subdivision of Lot #30, Green Hills Subdivision, Section I, of record as Instrument No. 20191025-0109754, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Lipscomb University, a Tennessee non-profit corporation, by deed from Benjamin DuBose and Emily DuBose, husband and wife, of record as Instrument No. 20190812-0079771, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matters: (1) general and special taxes and assessments for the year 2022 and subsequent years, which have been prorated and assumed by Grantee at closing; (2) matters shown on the Plan of record as Instrument No. 20191025-0109754, Register's Office for Davidson County, Tennessee; and (3) rights of tenants, as tenants-in-possession only, under unrecorded residential leases.

This is improved property known as 0 and 1601 S. Observatory Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set forth herein. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, 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 22nd 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 22nd 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

True Copy Certification

I, William T. Smith, 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 April 22, 2022.

Affiant Signature

Date: 4/22/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of April, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

