Karen Johnson Davidson County
Batch# 853449 DEEDWARRSP
05/11/2022 10:11:30 AM 8 pgs
Fees: $43.00 Taxes: $35,057.50
20220511-0053779

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO: Baker, Donelson, Bearman, Caldwell & Berkowitz, PC Attn: John A. Gupton III 1600 West End Avenue, Suite 2000 Nashville, TN 37203	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $9,475,000.00. B. Steven Bam Affiant Subscribed and sworn to before me this 25th day of April, 2022. Notary Public My Commission Expires: 7-7-2025 LIVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7, 2025

Address New Owner:	Map-Parcel Number:	Send Tax Bills to:
Gupton Partners LLC 5000 Meridian Blvd. Suite 750 Franklin, TN 37067	092-12-0-219.00 (Tract 1), 092-12-0-221.00 (Tract 2), 092-12-0-223.00 (Tract 3), 092-12-0-224.00 (Tract 3), 092-12-0-225.00 (Tract 3), 092-12-0-227.00 (Tract 4) 092-12-0-228.00 (Tract 5).	Gupton Partners LLC 5000 Meridian Blvd. Suite 750 Franklin, TN 37067

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100ths Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **JOHN A. GUPTON COLLEGE, A TENNESSEE NON-PROFIT CORPORATION** ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto **GUPTON PARTNERS LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is unimproved property known as 1623, 1621, 1617, 1615, 1611, 1609 and 1601 State Street, Nashville, Davidson County, Tennessee

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[Signature and notary page to follow.]

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee, effective as of this the 25th day of April, 2022.

GRANTOR:

John A. Gupton College, a Tennessee non-profit corporation

By: _____
Name: B. Steven Spann
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, B. Steven Spann, 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 President **JOHN A. GUPTON COLLEGE, A TENNESSEE NON-PROFIT CORPORATION**, the within named bargainor, a Tennessee non-profit corporation, and that he as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and seal at office this 25th day of April, 2022.

_____
Notary Public

My Commission Expires:

_____

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7, 2025

EXHIBIT A

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled The 4-J. L.P. Subdivision, of record in Book 9700, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 1 being the same property conveyed to JOHN A. GUPTON COLLEGE, A TENNESSEE CORPORATION, by deed from 4-J, L.P., THE, A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20060724-0088796, dated July 6, 2006, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled The 4-J. L.P. Subdivision, of record in Book 9700, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2 being the same property conveyed to JOHN A. GUPTON COLLEGE, A TENNESSEE NON-PROFIT CORPORATION, by deed from THE 4-J, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Book 10884, page 338, dated April 13, 1998, said Register's Office.

TRACT 3

Land in Davidson County, Tennessee, being Lot Nos. 328, part of Lot 329, and part of Lot 329, as shown on the map entitled Boyd Home Tract, of record in Book 21, page 39, said Register's Office.

Beginning at an existing iron pin on the southerly right-of-way line of State Street at the common corner of Lots 329 and 330 on the above noted Plan of Boyd Home Tract, said iron pin being 350+/- feet East of the easterly right-of-way line of 17th Avenue North as measured along the southerly right-of-way line of State Street; thence, with the southerly right-of-way line of State Street S 57° 35' 34" E, 100.0 feet to an existing spike of the common corner of Lots 327 and 328; thence, with the common line between Lots 327 and 328

S 32° 18' 30" E, 172.12 feet to an existing spike on the northerly right-of-way of a 16-foot alley, said point being N 32° 18' 30" W, 16.0 feet from the northeasterly corner of above-described Tract "A" (this survey); thence, with the northerly right-of-way line of said alley S 57° 43' 07" W, 100.00 feet to a railroad spike set at the common corner of Lots 329 and 330; thence; with the common line between Lots 329 and 330 N 32° 18' 30" W, 171.90 feet to the point of beginning and containing 17,201 square feet or 0.395 acres, more or less.

Tract 3 being the same property conveyed to JOHN A. GUPTON COLLEGE, by deed from WILLIAM H. FREEMAN, TRUSTEE, of record in Book 8508, page 99, dated December 13, 1991, said Register's Office.

TRACT 4

Being a tract or parcel of land located in the 19th Councilmanic District of Nashville, Davidson County Tennessee, being part of Lot No. 330 and Lot No. 331 on the Plan of John Boyd Home Tract of record in Book 21,Page 39, Register's Office for Davidson County, Tennessee (R.O.D.C.), and bounded on the north by State Street, east by John A. Gupton College, south by Church Street Alley and the west by 4-J, L.P. and Sandra A. Joyner and being more particularly described according to a ALTA/ACSM Land Title Survey by J. Alan Cummings. Tennessee Registered Land Surveyor No.235I, dated August 17, 2009 and revised on August 21, 2009, as follows:

Beginning at an existing iron pin in the southerly margin of State Street (5011.0.W.), at the northwest corner of the herein described tract, said pin being N59°15'10"E 284.46 feet from the easterly margin of 17th Avenue and the southerly margin of State Street; Thence, with the southerly margin of State Street (50' R.O.W.), North 59°23'38' East, a distance of 66.02 feet to an iron pin (set); Thence, with the westerly line of John A. Gupton College, of record in Deed Book 8508, Page 99, R.O.D.C., South 30°43'00' East, a distance of 169.00 feet to a PK nail (set) in the northerly margin of Church Street Alley (#378); Thence, with the northerly margin of alley no. 378, South 58°49'13" West, a distance of 100.00 feet to a PK nail (set); Thence, with the easterly line of 4-J,L.P., of record in Book 9359, Page 357, R.O.D.C., North 30°30'Or West, a distance of 73.00 feet to a PK nail (set); Thence, North 5r38'54' East, a distance of 32.89 feet to a PK nail (set) on top of curb; Thence, along or near the easterly line of Joyner, North 30°13'43" West, a distance of 96.00 feet to the Point of Beginning.

Tract 4 being part of the same property conveyed to JOHN A. GUPTON COLLEGE, A TENNESSEE NON-PROFIT CORPORATION, by deed from THE 4-J L.P., A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20090827-0080750, dated August 27, 2009, said Register's Office.

TRACT 5

Land in Davidson County, Tennessee, being part of the west side of Lot 331, as shown on the map entitled Boyd's Home Tract, of record in Plan Book 21, page 39, said Register's Office.

BEGINNING at a point on the south side of State Street on the west line of Lot No. 331, Boyd's Home Tract, thence south along the line between Lots Nos. 331 and 332, 97 feet to a point: thence easterly in a line parallel to State Street, 33 1/3 feet to a point; thence northerly along a line parallel with the west line of Lot No. 331, 97, feet to a point on the south side of State Street; thence westerly along the south side of State Street, 33 1/3 feet to the point of Beginning.

BEING a part of the west side of Lot No. 331, Boyd's Home Tract as shown in Plan Book 21, Page 39, R.O.D.C., Tennessee, fronting 33 1/3 feet on the south side of State Street and extending back southerly between parallel lines 97 feet to a dead line.

Tract 5 being the same property conveyed to JOHN A. GUPTON COLLEGE, A NOT FOR PROFIT CORPORATION, by deed from SANDRA A. DISMUKES-JOYNER AND HUSBAND, AARON KENNETH JOYNER, of record as Instrument No. 20180419-0037147, said Register's Office.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for 2022 and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 9700, page 635, said Register's Office. (Tracts 1 & 2)

3. Matters shown on the Plan of record in Book 21, page 39, said Register's Office. (Tracts 3, 4, & 5)

Certificate of Authenticity

I, Terrie A. Carlton, 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 25, 2022.

Terrie A. Carlton

Terrie A. Carlton

Date: April 26, 2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of April, 2022.

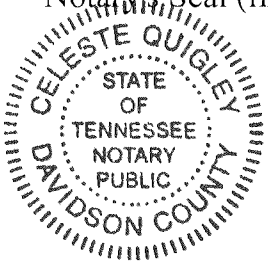
Celeste Quigley

Notary's Signature

My Commission Expires: July 9, 2024

Date

Notary's Seal (if on paper)



NOTARY PUBLIC
Celeste Quigley
My Commission Expires
July 9, 2024
STATE OF TENNESSEE