THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220540858** Karen Johnson Davidson County Batch# 869098 DEEDWARR 06/09/2022 02:25:30 PM 3 pgs Fees: $18.00 Taxes: $3,330.00 20220609-0065938	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Kirsten Virden Affiant Subscribed and sworn to before me, this 1st day of June, 2022. Notary Public My Commission Expires: 5.7.2024 BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-16-0-009.00

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 **Drees Premier Homes, Inc., an Ohio Corporation**, ("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 No. 1 on the PLAT OF A SUBDIVISION OF THE WEST PART OF THE PROPERTY OF THE DAVID LIPSCOMB COLLEGE, as shown on plat of record in Book 547, page 51, also being an unnumbered lot on the PLAT OF SECTION I, GREEN HILLS SUBDIVISION, A REVISED PLAN OF DAVID LIPSCOMB COLLEGE PROPERTY, as shown on plat of record in Book 547, page 128, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at the northwest corner of Belmont Boulevard and Observatory Drive, formerly King Street; thence with the northerly margin of said Drive, westwardly 100 feet to the southeast corner of Lot No . 1 on said plat of Green Hills Subdivision, Section 1; thence with the easterly line of said Lot No. 1, northwardly 189 feet 6 inches; thence eastwardly 95 feet to the westerly margin of Belmont Boulevard; thence with said Boulevard, southwardly 191 feet to the beginning.

Being the same property conveyed to LIPSCOMB UNIVERSITY, by deed from SCOTT F. CRANFORD, LEE E. CRANFORD, N. BARRY CRANFORD, DEVISEES OF THE WILL OF MARJORIE L. CRANFORD, of record in Instrument No. 20191125-0121443 , dated November 22, 2019 , 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. 117-16-0-009.00.

Matters shown on the Plan of record in Plat Book 547, page 51 and in Plat Book 547, page 128, said Register's Office.

This is improved property located at 1600 Obsevatory Drive North Nashville TN 37215

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 1st day of June, 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.

Notary Public

My Commission Expires: 3/6/24



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/01/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/01/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 **day of** June, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM