Karen Johnson Davidson County
Batch# 897921 DEEDWARRSP
08/03/2022 08:27:30 AM 6 pgs
Fees: $33.00 Taxes: $14,060.00
20220803-0088234

1st

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	104-03-0-046.00	Same
This instrument prepared by: White & Reasor, PLC (CBRIII) 3102 West End Avenue Suite 400 Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JOHN P. CARNES, JR. ("Grantor"), has bargained and sold, and by these presents does transfer and convey to VANDERBILT UNIVERSITY, a Tennessee nonprofit corporation ("Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit B, which is attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property known as 2803-2807 West End Avenue, Nashville, Davidson County, Tennessee 37203.

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

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except for the Permitted Exceptions.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Nedra C. Carnes, wife of Grantor ("Mrs. Carnes"), has joined in the execution of this instrument for the purpose of conveying any marital interest she may have in the Property.

IN WITNESS WHEREOF, Grantor and Mrs. Carnes have executed this Special Warranty Deed this 2nd day of August, 2022.

GRANTOR:

JOHN P. CARNES, JR.

MRS. CARNES:

NEDRA C. CARNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, JOHN P. CARNES, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2022.

Notary Public

JAN MINSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-3-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, NEDRA C. CARNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2022.

Notary Public

JAN MINSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-3-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,800,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary Public

My Commission Expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

BEING Lot No. 4 and the West 30-1/2 feet of Lot No. 3 on the Map of Geo. Shields Plan of Lot No. 53 of Boyd's Cockrill Spring Tract, as of record in Book 57, Page 45, Register's Office for Davidson County, Tennessee ("RODC").

Said lot and part of said lot adjoin and front together 93 feet on the South side of West End Avenue, formerly Richland Turnpike, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to John P. Carnes, Jr. by warranty deed from William L. Morris and Nick L. Morris, of record in Book 5092, Page 442, RODC, dated November 30, 1976 and recorded on December 01, 1976.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 57, Page 45, RODC.

3. Rights of CTI, LLC, a Tennessee limited liability company, as tenant only, under a Lease Agreement dated September 24, 2021.

4. Matters shown on a survey prepared by Chastain Skillman, Brentwood, Tennessee, dated April 27, 2022 and last revised May 13, 2022, Project Number 1028901.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 08/02/2022 (date of document).

Affiant Signature

08/02/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY