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

CRT File No. 220741935

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,897,552.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2022.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 902799 DEEDWARR
08/12/2022 10:06:12 AM 2 pgs
Fees: $13.00 Taxes: $7,020.94
20220812-0091706

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lipscomb University 4101 Belmont Boulevard Nashville TN 37215	New Owner	Tax Parcel ID No. 131-04-0-001.00

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

Being in the 7th, formerly the 11th Civil District of said County, being a part of the T. P. Bonner Home Place on Belmont Blvd., as shown on the Plan of Green Hills Subdivision No. 2, as of record in Book 547, Page 130, Register's Office for said County, described as follows:

Beginning at the Southwest intersection of Belmont Blvd. and Green Hills Avenue; thence with the margin of said Avenue, Westwardly 200 feet to the Northeast corner of a part of said land conveyed to J. S. Batey and wife, by deed from T. P. Bonner of record in Book 1011, Page 113, said Register's Office; thence with the Batey's East line, Southwardly and parallel to Belmont Blvd., 210 feet to a point; thence Eastwardly and parallel to Green Hills Avenue 200 feet to the Westerly margin of Belmont Blvd.; thence with the margin of same, Northwardly 210 feet to the point of the beginning.

Being the same property conveyed to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from STEPHEN TED CHURCH, BRUCE AUSTIN CHURCH, RACHEL ANN RAY, SUSAN ANN SAUNDERS AND BETTY KAY GIBSON, of record in Instrument No. 20150603-0051585, dated June 2, 2015, 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. 131-04-0-001.00.

Matters shown on the Plan of record in Plat Book 547, page 130, said Register's Office.

This is improved property located at 4101 Belmont Boulevard 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 8th day of August, 2022.

RER Partnership

Steve Church

By: Steve Church, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Steve Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of RER Partnership, a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand, at office, this 8th day of August, 2022.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025