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

CRT File No. 220942579

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $506,182.35.

Affiant

Subscribed and sworn to before me, this 16th day of November, 2022.

Notary Public
My Commission Expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 942193 DEEDWARR
11/17/2022 09:10:21 AM 2 pgs
Fees: $13.00 Taxes: $1,872.87
20221117-0122278

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lipscomb University 3903 Belmont Boulevard Nashville TN 37215	New Owner	Tax Parcel ID No. 117-16-0-237.00

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:

Land in Davidson County, Tennessee, being Lot(s) 34-B, as shown on the map entitled Zone Lot Division Lot 33 & 34 S.F. & C.D. Morrow's Subdivision, of record in Plat 6900, page 320, amending Plat Book 332, page 86, 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 RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JAMES C. RICHARDSON, JR. AND KIM ALAN RICHARDSON, AS SUCCESSOR CO-TRUSTEES OF THE KATHERINE J. RICHARDSON REVOCABLE LIVING TRUST DATED APRIL 2, 2015, of record in Instrument No. 20201221-0150968 , dated April 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. 117-16-0-237.00.

Matters shown on the Plan of record in Plat Book 332, page 86 and in Plat Book 6900, page 320, said Register's Office.

This is improved property located at 1133 Morrow Avenue Nashville TN 37204

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 16th day of November, 2022.

RER Partnership

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.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026