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

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

CRT File No. 221042729

Karen Johnson Davidson County
Batch# 951906 **DEEDWARR**
12/15/2022 11:45:29 AM 2 pgs
Fees: $13.00 Taxes: $3,510.51

20221215-0129971

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $948,786.81.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2022.

Notary Public
My Commission Expires:

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

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. 117-16-0-191.00

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) 25 and 26 , as shown on the map entitled Map of S.F. and C.D. Morrow's Subdivision of Lots No. 38 and 39 and part of Lot 37, in Nathan McNairy's Subdivision, of record in 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 part of the same property conveyed to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from MARY NELLE HUTCHESON CHUMLEY, of record in Instrument No. 20151217-0126922 , dated December 15, 2015 , said Register's Office.

Being further conveyed to RER RICHARDSON PARTNERS, A TENNESSEE GENERAL PARTNERSHIP by deed from RER PARTNERSHIP, of record in Instrument No. 20160329-0029647, dated March 4, 2016, said Register's Office.

Being further conveyed to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from RER RICHARDSON PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20190807-0078433 , dated August 6, 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. 117-16-0-191.00.

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

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3921, page 407, said Register's Office.

This is improved property located at 1103 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 14th day of December, 2022.

RER Partnership

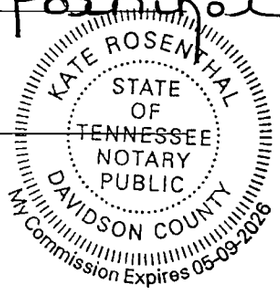
By: Steve Church, Partner

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.

Witness my hand, at office, this 14th day of December, 2022.

Notary Public



My Commission Expires: _____