Karen Johnson Davidson County
Batch# 964457 DEEDWARRSP
01/25/2023 02:41:30 PM 6 pgs
Fees: $33.00 Taxes: $8,317.60
20230125-0005770

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	104-02-0-382.00	Same
This instrument prepared by: Philip F. Head, Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee		

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, SPR I, LLC, a Tennessee limited liability company, ("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 limitations, restrictions, and encumbrances set forth on Exhibit B which is attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property known as 116 30th Avenue South, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein.

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

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 25th day of January, 2023.

GRANTOR:

SPR I, LLC, a Tennessee limited liability company

By: Elizabeth S. Courtney
Name: Elizabeth S. Courtney
Title: Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Elizabeth Courtney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Member of SPR I, LLC, the within bargainor, a Tennessee limited liability company, and that she as such Member, and being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand, at office, this 23rd day of January, 2023.

Katherine L. Coble
Notary Public

My Commission Expires: 3-3-2026

KATHERINE L. COBLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

4868-6237-4474

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,248,000.00.

Affiant

Sworn to and subscribed before me this 25th day of January, 2023.

Notary Public

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

116 30th Ave S, Nashville, TN 37212

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Henry George's Subdivision of Part of Lot No. 56 of the Boyd Cockrill Spring Tract of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to SPR 1, LLC, a Tennessee limited liability company, by Quitclaim Deed from Multi-National Business Development LLC, a Tennessee limited liability company, of record in Instrument No. 20170616-0060627 Register's Office for Davidson County, Tennessee, dated June 12, 2017 and recorded on June 16, 2017.

Also see Scrivener's Affidavit of record in Instrument No. 202301250005768, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

2. Rights of tenants in possession.

3. All matters shown on the Plan of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee.

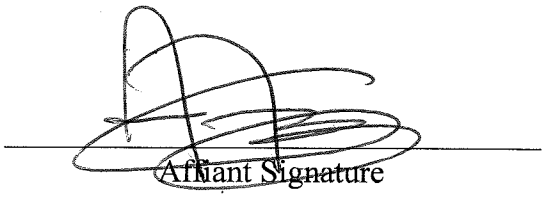
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20040116-0006842, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20040414-0041959, in the Register's Office for Davidson County, Tennessee.

6. Matters shown on that certain ALTA/NSPS Land Title Survey prepared by L. Brandon Lambert A. Shirley, TN RLS No. 2828, with Chastain Skillman, dated December 19, 2022 and designated as Project No. 1028903.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 January 25, 2023 (date of document).



Affiant Signature

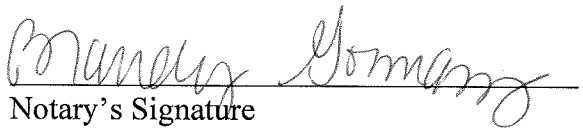
January 25, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of January, 2023.



Notary's Signature

My Commission Expires: 5-5-25

