RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13614-2023

Karen Johnson Davidson County
Batch# 988949 DEEDWARR
04/05/2023 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20230405-0024867

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of MARCH, 2023.

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunnybrook Investment Company, LLC 330 Mallory Station, Ste. F20 Franklin, TN 37067	Same address as new owner	117-16-0-244.00 117-16-0-245.00 117-12-0-161.00

FOR AND IN CONSIDERATION of the sum of TWO MILLION TWO HUNDRED THOUSAND AND 00/100 Dollars ($2,200,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SUNNYBROOK INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract 1 (1110 and 1112 Caldwell Lane)

Land in Davidson County, Tennessee, being Lots No. 1 and 2 on the Plan of Resubdivision of Lot 2 of the Curry Yell Resubdivision, of record in Instrument #20140917-0085116 (Voids and vacates Book 6050, page 12), Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lipscomb University, a Tennessee non-profit corporation, from Urban Core Homes, II, LLC, a Tennessee limited liability company, and Foundation Development Group, LLC, a Tennessee limited liability company, by Warranty Deed dated September 17, 2014 and recorded September 18, 2014 in Instrument #20140918-0085712, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20140917-0085116; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is property known and designated as 1110 & 1112 Caldwell Lane, Nashville, TN 37204.

Tract 2 (1518 Grandview)

Land in Davidson County, Tennessee, being Lot No. 34, Block M, as shown on the map entitled Plan of Maplehurst of record in Book 843, pages 22-23, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lipscomb University from RER Partnership, a Tennessee general partnership, by Warranty Deed dated August 31, 2022 and recorded September 1, 2022 in Instrument #20220901-0098596, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 843, pages 22-23; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is property known and designated as 1518 Grandview Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 27th day of March, 2023.

GRANTOR(S)

LIPSCOMB UNIVERSITY

By: _____
Jeffrey Baughn, Senior Vice President
Finance and Technology

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of March, 2023, before me, appeared Jeffrey Baughn, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Lipscomb University, and that said instrument was signed on behalf of said Lipscomb University and said Jeffrey Baughn acknowledged said instrument to be the free act and deed of Lipscomb University.

WITNESS my hand and seal, this the 27th day of March, 2023.

INDIA L TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2024

India L Triplett
Notary Public

India L Triplett
Printed Notary Name

My commission expires: 3/6/24

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/27/23 (date of document).

Jennifer L. Pennell

4/5/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of April, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

