RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF ~~Davidson~~ Williamson)
Karen Johnson Davidson County Batch# 997815 DEEDWARRSP 05/01/2023 09:24:30 AM 5 pgs Fees: $28.00 Taxes: $9,435.00 20230501-0031754	The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,550,000.00. Affiant Sworn to and subscribed before me this 26th day of APRIL, 2023. Notary Public My Commission Expires: 7/19/25 (SEAL)
THIS INSTRUMENT PREPARED BY: Valerie Webb & Associates, PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	

MEIAH THOMSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-25

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	New Owner	104-03-0-024.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, KENNETH R. KRAFT, an individual ("***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 following:

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

2. All matters shown on the plan of record in Plat Book 161, Page 77, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above or as otherwise set forth herein, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is free from all encumbrances made by Grantor. Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

[Signature page follows; the remainder of this page intentionally left blank]

202305010031754

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of the 26 day of April, 2023.

GRANTOR:

Kenneth R. Kraft

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, KENNETH R. KRAFT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of April, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-08-2026

202305010031754

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of John H. Williams, Jr., Subdivision of Lot No. 55, Cockrill Spring Tract of record in Plat Book 161, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 50 feet on the easterly side of 29th Avenue South, formerly Williams Avenue, and runs back between parallel lines, 135 feet to an alley.

Being the same property conveyed to Kenneth R. Kraft by Warranty Deed from Horace U. Henley and wife, Betty H. Henley of record in Instrument No. 20020131-0013845 Register's Office for Davidson County, Tennessee, dated January 30, 2002 and recorded on January 31, 2002. Being also known as 114 29th Ave S Nashville, Tennessee 37212.

202305010031754

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 4/26/2023 (date of document).

Affiant Signature

5/1/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

