2nd

117 30th Ave S, Nashville, TN

Karen Johnson Davidson County
Batch# 1004641 DEEDWARRSP
05/18/2023 08:10:30 AM 6 pgs
Fees: $33.00 Taxes: $5,180.00
20230518-0037133

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
VANDERBILT UNIVERSITY Office of the General Counsel Attention: Sean Scally 2100 West End Avenue, Suite 750 Nashville, TN 37203-5233	Same	104-02-0-366.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RETAIL PARTNERS THIRTY, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto VANDERBILT UNIVERSITY, a Tennessee nonprofit corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank; signature page follows.]

WITNESS our hands this 12TH day of May 2023.

GRANTOR:

RETAIL PARTNERS THIRTY, a Tennessee general partnership

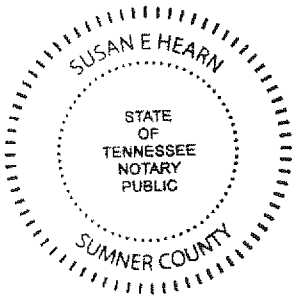
By:_____
Mark R. Banks, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MARK R. BANKS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is General Partner of RETAIL PARTNERS THIRTY, a Tennessee nonprofit, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12TH day of May 2023.



_____
Notary Public
My Commission Expires: 3-3-2026

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,400,000.00.

Affiant

Subscribed and sworn to before me this 17th day of May 2023.

Notary Public
My Commission Expires: 7/19/25

MEAH THOMSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-2025

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Henry George's Subdivision of part of Lot 56, Boyd's Cockrill Spring Tract of record in Plat Book 161, page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Retail Partners Thirty, a Tennessee general partnership, by Warranty Deed from Tenngreen Land Conservancy, a Tennessee nonprofit corporation, of record in Instrument No. 20191209-0126514, Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on December 09, 2019.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2023, a lien not due and payable but not yet delinquent.

2. Matters shown on the Plan of Henry George's Subdivision of Part of Lot 56 Boyd's Cockerill Spring Tract of Record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee.

3. Matters shown on the survey by Christopher R. Conrad, RLS 2166 dated 2/27/2023.

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 5/12/2023 (date of document).

Affiant Signature

5/17/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY