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. 230444325

Karen Johnson Davidson County
Batch# 1009937 **DEEDWARR**
06/01/2023 11 56 47 AM 2 pgs
Fees. $13 00 Taxes $4,070 00

20230601-0041379

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $1,100,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2023

Notary Public
My Commission Expires

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information:
High Impact LLC 1211 White Rd Bon Aqua, TN 37025	New Owner	Tax Parcel ID No 131 04 0 283.00

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, **Lipscomb University** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **High Impact LLC, a Tennessee Limited Liability Company**, ("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, Lot 2, Re-Subdivision of Part of Lot 24, George W. Blairs Resubdivision of Belmont Park Place as shown on plat recorded in Instrument No. 20141208-0112103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lipscomb University, a Non-Profit Corporation, by Warranty Deed from Gilbert D. Ezell and Wife, April Ezell, of record in Instrument No. 20141212-0113968, in the Register's Office of Davidson County, Tennessee, dated December 10, 2014 and recorded on December 12, 2014.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Part of Lot 24, George W. Blairs Resubdivision of Belmont Park Place, as recorded in Plat Instrument No. 20141208-0112103.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Geo W Blair's Revised Subdivision of Mont Park Place, as recorded in Book 421, Page 118 and 119

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20140123-0006517, and Termination Agreement recorded in Instrument No 20141027-0099035
Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20010412-0035958.

This is improved property located at 1511 Shackleford Nashville TN 37215

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 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 30th day of May, 2023

Lipscomb University

By: Jeff Baughn, Senior Vice President for Finance and Technology

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeff Baughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President for Finance and Technology (or other officer authorized to execute the instrument) of Lipscomb University, the within named bargainor, and that he as such authorized Senior Vice President for Finance and Technology has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Member.

Witness my hand, at office, this 30th day of May, 2023

Notary Public

My Commission Expires: 3/6/24

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