Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745404

Karen Johnson Davidson County
Batch# 1067561 **DEEDWARR**
11/02/2023 10:21:29 AM 2 pgs
Fees: $13.00 Taxes: $3,575.18

20231102-0085770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $966,265.74.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2023.

Notary Public
My Commission Expires:

SEVEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lipscomb University 1 University Park Dr Nashville, TN 37204	New Owner	Tax Parcel ID No. 117-16-0-169.00

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, **RER2 Partnership, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lipscomb University**, ("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, being Lot No.'s 52 and 53 on the map of S.F. and C.D. Morrow's Subdivision of Lots 38 and 39 and part of 37 of Nathaniel A. McNairy's Plan of Lots, as of record in Book 332, Page 86, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to RER2 PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from DONALD WAYNE CURFMAN, DEBORAH LYNN TUMBLIN AND DIANA CAROL GILFILEN, of record in Instrument No. 20181102-0108892, dated October 30, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-16-0-169.00.

Matters shown on the Plan of record in Plat Book 332, page 86, said Register's Office.

This is improved property located at 1109 Caldwell Lane Nashville TN 37204

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 Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions 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 1st day of November, 2023.

RER2 Partnership

By: Steve Church, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Steve Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of RER2 Partnership, a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand, at office, this 1st day of November, 2023.

Notary Public

My Commission Expires: _____

