SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1077032 DEEDWARRSP
12/01/2023 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $9,435.00
20231201-0092678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2023

Notary Public

MY COMMISSION EXPIRES: 02/26/2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SOBRO LAW GROUP, PLLC
101 LEA AVENUE, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanderbilt University	NEW OWNER	**104-03-0-025.00**
Office of the General Counsel Attention: Sean Scally 2100 West End Ave., Suite 750 Nashville, TN 37203-5233	(NAME) same	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Robert M. Parten and Cynthia A. Parten, husband and wife, (collectively the "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Vanderbilt University, a Tennessee nonprofit corporation, (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land situated in Davidson County, Tennessee:

Being Lot No. 10 on the Plan of Jno H. Williams, Jr. Subdivision of Lot No. 55 of the Boyd Cockrill Spring Tract, as of record in Book 161, Page 77, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the easterly side of 29th Avenue South, and runs back between parallel lines, 135 feet to an alley.

Being the same property conveyed to Robert M. Parten and wife, Cynthia A. Parten, by Warranty Deed of record in Instrument No. 20080827-0088002, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns. 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 those encumbrances set forth in Exhibit 1 attached hereto.

Grantor further covenants and bind itself to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

Witness my hand this 29 day of November, 2023.

Robert M Parten
ROBERT M. PARTEN

Cynthia A. Parten
CYNTHIA A. PARTEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert M. Parten and Cynthia A. Parten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of November, 2023.

Notary Public
My Commission Expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT 1

1. Real Property taxes for calendar year 2024 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, Register's Office for Davidson County, Tennessee.
3. All matters shown on that ALTA/NSPS Land Title Survey prepared by Leah M. Metcalf, TN RLS No. 3430, of S&ME, dated October 6, 2023 and designated as Project No. 23470119.

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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 November 29, 2023 (date of document).

Affiant Signature

Date: 11-30-2023

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 30th day of November, 2023.

Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027