Prepared by:
Recording Requested by:

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

CRT File No. 230945853

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2024.

Notary Public
My Commission Expires: _____

ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-07-2026

Karen Johnson
Batch # 1117160
04/02/2024 10:03:56 AM
Fees: $13.00 Taxes: $3,700.00

Davidson County
DEEDWARR
2 pgs

20240402-0022685

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BPT 1, LLC 110 30th Ave S Nashville, TN 37212	New Owner	Tax Parcel ID No. 13111009500

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 **BPT 1, 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, being Lots 1, as shown on the map entitled Final Plat Resubdivision of Lot 42 & 43 Seven Hills Subdivision Section 1, of record in Instrument No. 20240229-0014037, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, by deed from JOHN BURTON, TRUSTEE OF THE JOHN BURTON REVOCABLE LIVING TRUST AGREEMENT U/A/D DECEMBER 18, 1997, of record in Instrument No. 20190801-0075858, dated July 30, 2019, said Register's Office.

Being a portion of the same property conveyed to DAVID LIPSCOMB COLLEGE, by deed from THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, of record in Book 6708, page 852, dated October 21, 1985, said Register's Office.

LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, conveyed to LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, by deed of record in Instrument No. 20190719-0070897, dated June 28, 2019, said Register's Office.

LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, conveyed to LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, by deed of record in Instrument No. 20230425-0030299, dated April 24, 2023, 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. 131-11-0-028.00 and 131-11-0-094.00.

Matters shown on the Plan of record in Instrument No. 20240229-0014037, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2249, page 184, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4306, page 238, said Register's Office.

~~This is improved property located at 4516 Belmont Park Terrace, 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 29th day of March, 2024.

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 29th day of March, 2024.

Janice Cato
Notary Public

My Commission Expires: 7-7-2027

JANICE CATO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027