Karen Johnson Davidson County
Batch# 1205420 DEEDWARRSP
11/14/2024 02:57:30 PM 16 pgs
Fees: $83.00 Taxes: $247,530.00
20241114-0088926

SPECIAL WARRANTY DEED

RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $66,900,000.00. Affiant Sworn to and subscribed before me this 13 day of NOVEMBER, 2024. Notary Public My Commission Expires: 07-18-2028 (SEAL)
THIS INSTRUMENT PREPARED BY: Bradley Arant Boult Cummings LLP (APC) 1221 Broadway, Suite 2400, Nashville, Tennessee 37203	

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Vanderbilt University Real Estate Office Attn: Margaret Emley 110 21st Avenue South Suite 1110 Nashville, TN 37203	Vanderbilt University Office of the General Counsel Attn: Sean Scally 2100 West End Ave Suite 1100 Nashville, TN 37203	10402039600 10402039800 10402039900 10403002600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **PARK PLACE RETAIL PARTNERS**, a Tennessee general partnership, as to a 30.4873% undivided interest as a tenant in common, **JAMES CROSSMAN**, an individual, as to a 1.4652% undivided interest as a tenant in common, **FAISUE PARTNERS**, a Tennessee general partnership, as to a 3.0371% undivided interest as a tenant in common, **FAITH YOUNG 1969 TRUST**, a trust formed under the laws of Tennessee, as to a 1.4652%

undivided interest as a tenant in common, **ANDREWS FAMILY PARK PLACE PARTNERS**, a Tennessee general partnership, as to a 4.4689% undivided interest as a tenant in common, **SIMON FAMILY PARTNERS**, a Tennessee general partnership, as to a 4.3956% undivided interest as a tenant in common, **PARKES PARK PLACE, LLC**, a Delaware limited liability company, as to a 3.6630% undivided interest as a tenant in common, **LEZ STRATEGIC REALTY PARTNERS, LLC**, a Tennessee limited liability company, as to a 20.6427% undivided interest as tenant in common, **PEH STRATEGIC REALTY PARTNERS LLC**, a Tennessee limited liability company, as to a 20.6427% undivided interest as tenant in common, and **HART FAMILY INVESTMENT COMPANY, LLC**, a Tennessee limited liability company, as to a 9.7323% undivided interest as tenant in common (collectively, "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **VANDERBILT UNIVERSITY**, a Tennessee nonprofit corporation ("***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

(1) Taxes for the year 2025 and subsequent years, a lien not yet due and payable
(2) Rights of parties in possession as tenants under unrecorded leases
(3) Building set back line as shown on the Plan of record in Plat Book 6050, page 32, in the Register's Office of Davidson County, Tennessee.
(4) Restrictive Covenants contained in instrument of record in Book 6137, Page 708, said Register's Office.
(5) Easement for Pedestrian Ingress and Egress of record in Book 6137, Page 708, said Register's Office.
(6) Reciprocal Access and Parking Easement Agreement of record in Book 7546, Page 208, said Register's Office
(7) Overhead Line Easement of record in Book 6494, Page 302, said Register's Office
(8) Permanent Easement for Slope Cut of record in Book 1940, Page 273, said Register's Office.
(9) Reciprocal Access and Parking Easement Agreement of record in Book 6313, page 336, said Register's Office
(10) Underground Utility Easement of record in Book 6334, page 978, said Register's Office

This is improved property known as 108 29th Ave. South; 110 29th Ave. South; 2817 West End Ave.; and 2825 West End Ave., in Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants that, subject to the matters set forth above or as otherwise set forth herein, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is free from all encumbrances made by Grantor. Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee and Grantee's successors

and assigns against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

[Signature pages follow; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

PARK PLACE RETAIL PARTNERS, a Tennessee general partnership

By: Crabtree Family Park Place, LLC, a Delaware limited liability company
Its: Managing Partner

By: David P. Crabtree
Its: Sole Member and Duly Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Crabtree Family Park Place, LLC, a Delaware limited liability company, which is the Managing Partner of **PARK PLACE RETAIL PARTNERS**, a Tennessee general partnership, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of NOVEMBER, 2024.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Delsa J. Carter
Notary Public

My Commission Expires: 07-07-2025

[signatures continue on following pages]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

JAMES CROSSMAN

By: Crabtree Family Park Place, LLC,
a Delaware limited liability company

By: _____
David P. Crabtree
Its: Duly Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Crabtree Family Park Place, LLC, a Delaware limited liability company, the Authorized Signatory for James Crossman, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of November, 2024.

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 07-07-2025

[signatures continue on following pages]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

FAISUE PARTNERS, a Tennessee general partnership

By: Crabtree Family Park Place, LLC,
a Delaware limited liability company

By: _____
David P. Crabtree
Its: Duly Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Crabtree Family Park Place, LLC, a Delaware limited liability company, the Authorized Signatory for Faisue Partners, a Tennessee general partnership, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of NOVEMBER, 2024.

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 07-07-2025

[signatures continue on following pages]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

FAITH YOUNG 1969, TRUST

By: Crabtree Family Park Place, LLC,
a Delaware limited liability company

By: David P. Crabtree
Its: Duly Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Crabtree Family Park Place, LLC, a Delaware limited liability company, the Authorized Signatory for FAITH YOUNG 1969, TRUST, a trust formed under the laws of Tennessee, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of November, 2024.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 09-09-2025

[signatures continue on following pages]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

ANDREWS FAMILY PARK PLACE PARTNERS

By: Crabtree Family Park Place, LLC,
a Delaware limited liability company

By: David P. Crabtree
Its: Duly Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Crabtree Family Park Place, LLC, a Delaware limited liability company, the Authorized Signatory for Andrews Family Park Place Partners, a Tennessee general partnership, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of November, 2024.

Notary Public

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 07-07-2025

[signatures continue on following pages]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

SIMON FAMILY PARTNERS

By: Crabtree Family Park Place, LLC,
a Delaware limited liability company

By: David P. Crabtree
Its: Duly Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Crabtree Family Park Place, LLC, a Delaware limited liability company, the Authorized Signatory for Simon Family Partners, a Tennessee general partnership, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of November, 2024.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 07-07-2025

[signatures continue on following pages]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November 2024.

GRANTOR:

PARKES PARK PLACE, LLC, a Delaware limited liability company

By: Crabtree Family Park Place, LLC, a Delaware limited liability company

By: David P. Crabtree

Its: Duly Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Crabtree Family Park Place, LLC, a Delaware limited liability company, the Authorized Signatory for Parkes Park Place, LLC, a Delaware limited liability, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of November, 2024.

Delsa J. Carter
Notary Public

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 07-07-2025

[signatures continue on following pages]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

LEZ STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company

By: Joyce Management Co., Inc., an Alabama corporation, its Manager

By: _____
Name: H. Rodes Hart, Jr.
Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of Joyce Management Co., an Alabama corporation, which is the Manager of LEZ Strategic Realty Partners, LLC, a Tennessee limited liability company, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of November, 2024.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Delsa J. Carter
Notary Public

My Commission Expires: 07-07-2025

[signatures continue on following pages]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November 2024.

GRANTOR:

PEH STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company

By: Joyce Management Co., Inc., an Alabama corporation, its Manager

By: _____

Name: H. Rodes Hart, Jr.

Title: Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of Joyce Management Co., an Alabama corporation, which is the Manager of PEH Strategic Realty Partners, LLC, a Tennessee limited liability company, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of NOVEMBER, 2024.

_____

Notary Public

DELSA J. CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

My Commission Expires: 07-07-2025

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

HART FAMILY INVESTMENT COMPANY. LLC, a Tennessee limited liability company

By: Hart Asset Management, LLC, a Tennessee limited liability company, its Manager

By: _____
Name: H. Rodes Hart, Jr.
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of Hart Asset Management, LLC, a Tennessee limited liability company, which is the Manager of Hart Family Investment Company. LLC, a Tennessee limited liability company and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of November, 2024.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Delsa J. Carter
Notary Public

My Commission Expires: 07-07-2025

EXHIBIT A
LEGAL DESCRIPTION

Tracts I and II

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of West End Home for Ladies Subdivision, 2nd revision, of record in Plat Book 6050, Page 32, and parts of lots 2 and 7 with Lot 3 and part of a closed alley from Williams Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, of record in Plat Book 161, Page 77 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a chiseled "X" at the intersection of the easterly right-of-way line of 29th Avenue South, 40' in width, and the southerly right-of-way line of West End Avenue;
Thence leaving the easterly right-of-way line of 29th Avenue South with the southerly right-of-way line of West End Avenue for the following three calls:
1) North 43 deg 21 min 43 sec East, 75.38 feet to an existing iron rod;
2) North 43 deg 58 min 17 sec East, 63.83 feet to an existing iron rod;
3) With a curve to the right having a radius of 1477.64 feet, a curve length of 278.70 feet, a central angle of 10 deg 48 min 23 sec, and a chord bearing and distance of North 50 deg 37 min 28 sec East, 278.28 feet to a railroad spike at a corner common with the property of Lagasse Family Partners, LLC, as of record in Instrument Number: 20120524-0045276, at the Register's Office for Davidson County, Tennessee;
Thence leaving the southerly right-of-way line of West End Avenue with the westerly line of said Lagasse Family Partners, LLC, South 31 deg 56 min 05 sec East, 363.60 feet to an iron rod at a corner common with the property of Vanderbilt University of record in Deed Book 4203, Page 929 and Instrument Number: 20021021-0128760, at the Register's Office for Davidson County, Tennessee;
Thence with the northerly line of Vanderbilt University, South 57 deg 51 min 02 sec West, 64.69 feet to an existing iron rod;
Thence with the westerly line of Vanderbilt University, South 31 deg 46 min 12 sec East, 16.00 feet to an existing iron rod at the northeast corner of Reserve Parcel "A" of record in Plat Book 6050, Page 32 at the Register's Office for Davidson County, Tennessee;
Thence with the northerly line of said Reserve Parcel "A", South 58 deg 22 min 33 sec West, 201.25 feet to a pk nail set on the easterly right-of-way line of Alley No. 915, 10 feet in width;
Thence with the easterly right-of-way line of said Alley No. 915, North 31 deg 51 min 27 sec West, 115.09 feet to a pk nail set at the intersection of the easterly right-of-way line of said Alley No. 915 and the northerly right-of-way line of Alley No. 912, 10 feet in width;
Thence leaving the easterly right-of-way line of said Alley No. 915 with the northerly right-of-way line of said Alley No. 912, South 58 deg 49 min 19 sec West, 145.07 feet to a chiseled "X" in the easterly right-of-way line of said 29th Avenue South;
Thence leaving the northerly right-of-way of Alley No. 912, with the easterly right-of-way of 29th Avenue South, North 31 deg 53 min 49 sec West, 191.03 feet to the POINT OF BEGINNING. Containing 126,869 square feet or 2.912 acres more or less.

Being the same property conveyed to Park Place Retail Partners, as of record in Instrument Number: 20101103-0088195 and part of Instrument Number: 20101103-0088195, at the Register's Office for Davidson County, Tennessee.

Tracts III and IV

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 8 and 9, on Williams Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, of record in Plat Book 161, Page 77 at the Register's Office for Davidson County, Tennessee;
Beginning at an existing pk nail at the intersection of the easterly right-of-way line of 29th Avenue South and the southerly right-of-way line of Alley No. 912;
Thence leaving the easterly right-of-way line of 29th Avenue South with the southerly right-of-way line of Alley No. 912, North 58 deg 49 min 19 sec East, 135.06 feet to a point at the intersection of the southerly right-of-way line of Alley No. 912, and the westerly right-of-way line of Alley No. 915;
Thence leaving the southerly right-of-way line of Alley No. 912 with the westerly right-of-way line of Alley No. 915, South 31 deg 51 min 27 sec East, 100.04 feet to a pk nail set at a corner common with the property Robert M. & Cynthia A. Parten, as of record in Instrument Number 20080827-0088002, at the Register's Office for Davidson County, Tennessee;
Thence leaving the westerly right-of-way line of Alley No. 915 with the northerly line of Robert M. & Cynthia A. Parten, South 58 deg 49 min 19 sec West, 134.99 feet to an existing iron rod on the easterly right-of-way line of 29th Avenue South;
Thence with the easterly right-of-way line of 29th Avenue South, North 31 deg 53 min 49 sec West, 100.04 feet to the POINT OF BEGINNING. Containing 13,507 square feet or 0.310 acres more or less.

Being part of the same property conveyed to Park Place Retail Partners, as of record in Instrument Number: 20101103-0088195, at the Register's Office for Davidson County, Tennessee.

A portion of all of the foregoing tracts being the same property conveyed to JAMES CROSSMAN, an individual, as to a 1.4652% undivided interest as a tenant in common, FAISUE PARTNERS, a Tennessee partnership, as to a 3.0371% undivided interest as a tenant in common, FAITH YOUNG 1969 TRUST, as to a 1.4652% undivided interest as a tenant in common, ANDREWS FAMILY PARK PLACE PARTNERS, as to a 4.4689% undivided interest as a tenant in common, SIMON FAMILY PARTNERS, as to a 4.3956% undivided interest as a tenant in common, PARKES PLACE, LLC, a Tennessee limited liability company, as to a 3.6630% undivided interest as a tenant in common, LEZ STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company, as to a 20.6427% undivided interest as tenant in common, PEH STRATEGIC REALTY PARTNERS LLC, a Tennessee limited liability company, as to a 20.6427% undivided interest as tenant in common and HART FAMILY INVESTMENT COMPANY, LLC, a Tennessee limited liability company, as to a 9.7323% undivided interest as tenant in common by Quitclaim Deed, as of record in Instrument Number _____, said Register's Office.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 November 13, 2024.
Date

Danielle Dunn
Affiant Signature

November 14, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of November, 2024.

Dianne R. Kirby
Notary's Signature

My Commission Expires: 9-9-25
Date

Notary Seal (if on paper)

