

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

William E Kantz Jr
Affiant

Subscribed and sworn to before me, this 2nd day of November, 2009.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090075688 DEEDWARR
Recvd: 11/05/09 14:47 2 pgs
Fees:12.00 Taxes:0.00

20091105-0102548

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	Conveyance to the Metropolitan Government of Nashville and Davidson	**Map 069, Parcel 28.00**
222 Third Avenue North	County, Tennessee –	
Nashville, Tennessee 37201	EXEMPT	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William E. Kantz, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Metropolitan Government of Nashville and Davidson County, Tennessee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the 99th Councilmanic District of Nashville, Davidson County, Tennessee and bounded on the north by Enchanted Hills, east by Fairview Subdivision and Drakes Branch, south by Whites Creek and the west by Ashland City Highway and being more particularly described as follows;
Being at a iron pin in the northerly margin of Ashland City Highway (R.O.W. Varies),said pin being South 57°56'22" East, a distance of 171.2 feet from the centerline of Hydesdale Lane and being the southwest corner of the herein described tract; Thence, North 32°45'52" East, a distance of 14.69 feet to an iron pin (set) in the southeast corner of Lot 1 Enchanted Hills, Section I of record in Plat Book 3300, Book 96, R.O.D.C.; Thence, along or near the southerly lines of Enchanted Hills, Section I for the next ten (10) courses and distances: Thence, North 32°45'52" East, a distance of 155.30 feet to an iron pin (set); Thence, North 66°04'52" East, a distance of 85.57 feet to an iron pin (set); Thence, North 31°13'52" East, a distance of 340.00 feet to an iron pin (set); Thence, North 35°54'52" East, a distance of 175.71 feet to an existing iron pin; Thence, North 50°04'52" East, a distance of 139.31 feet to an iron pin (set); Thence, North 80°53'52" East, a distance of 567.00 feet to an iron pin (set); Thence, North 17°28'52" East, a distance of 108.40 feet to an iron pin (set); Thence, North 70°24'52" East, a distance of 160.00 feet to an iron pin (set); Thence, South 19°35'08" East, a distance of 7.00 feet to an iron pin (set); Thence, North 70°24'52" East, passing a existing concrete monument at 25.00 feet for a total distance of 235.40 feet: Thence, along or near the westerly line of Fairview Subdivision of record in Plat Book 1130, Page 54, R.O.D.C. for the next two (2) courses and distances: Thence, South 26°18'00" East, a distance of 145.99 feet to an existing concrete monument; Thence, South 25°58'08" East, a distance of 60.90 feet to an iron (set); Thence, South 28°33'02" East, a distance of 59.32 feet to the centerline of Drakes Branch; Thence, with the centerline of Drakes Branch for the next twelve (11) courses and distances: Thence, South 39°31'35" East, a distance of 79.23 feet; Thence, South 49°06'47" East, a distance of 57.44 feet; Thence, South 10°03'25" East, a distance of 37.63 feet; Thence, South 46°21'20" West, a distance of 69.35 feet; Thence, South 40°27'03" West, a distance of 25.32 feet; Thence, South 21°18'48" West, a distance of 64.08 feet; Thence, South 02°43'05" West, a distance of 191.95 feet; Thence, South 25°04'12"

East, a distance of 75.50 feet; Thence, South 25°13'54" East, a distance of 175.42 feet; Thence, South 16°47'34" East, a distance of 76.48 feet; Thence, South 08°37'00" East, a distance of 178.57 feet; Thence, with the centerline of Whites Creek for the next twelve (12) courses and distances: Thence, North 73°45'53" West, a distance of 226.06 feet; Thence, North 64°26'48" West, a distance of 178.95 feet; Thence, North 66°57'35" West, a distance of 74.17 feet; Thence, North 59°44'55" West, a distance of 109.71 feet; Thence, South 89°33'58" West, a distance of 64.33 feet; Thence, South 65°07'16" West, a distance of 108.13 feet; Thence, South 48°47'45" West, a distance of 261.58 feet; Thence, South 51°23'57" West, a distance of 146.75 feet; Thence, South 08°08'16" West, a distance of 72.34 feet; Thence, South 17°16'43" East, a distance of 116.19 feet; Thence, South 18°38'08" East, a distance of 229.92 feet; Thence, South 21°10'11" West, a distance of 26.53 feet to an iron pin(set) in the northerly margin of Ashland City Highway (R.O.W. Varies); Thence, with the northerly margin of said highway for the next three (3) courses and distances: Thence, along a curve to the left having a radius of 6411.24 feet, an central angle of 7°44'03",an arc length of 865.44 feet and being subtended by a chord which bears North 51°21'34" West 864.78 feet to an iron pin (set); Thence, South 34°47'31" West, a distance of 10.00 feet to an iron pin (set); Thence, along a curve to the left having a radius of 6401.24 feet, a central angle of 2°04'02", an arc length of 230.96 feet and being subtended by a chord which bears North 56°14'30" West, a distance of 230.95 feet to the Point of Beginning. Containing 1,427,000 Square Feet or 32.76 Acres, more or less. According to survey by Alan Cummings, License No. 2351, dated November 18, 2008.

Being the same property conveyed to William E. Kantz, Jr., by Warranty Deed, from Jack T. Poteete, Jr. and Mary Jane Sadler and Mary Roberta Poteete, of record in Instrument No. 20070703-0079424, Dated June 29, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Sewer Easement (unrecorded) known as Project 71-S-23.
Sewer and Drainage Easement to Metropolitan Government of record in Book 3537, page 256, Register's Office for DAVIDSON County, Tennessee.
Abandoned Graveyard and rights of ingress and egress.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 0 Ashland City Highway, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of November, 2009.

William E. Kantz, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, William E. Kantz, Jr. , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 2nd day of November, 2009.

RUSSELL J. McCANN NOTARY PUBLIC OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 16, 2013

File #: **09044-JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027