Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(12)

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $900,000.00 Affiant Subscribed and sworn to before me, this 30th day of December, 2010. Notary Public My commission expires: 2-19-13

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Friends of Radnor Lake	**New Owners**	**Map 160, Parcel 177.00**
1160 Otter Creek Road	**(Same)**	
Nashville, TN 37220		

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,

Robert R. Harris, Jr., married, Gail H. Neely, married and F. Annette Cox, married, each an undivided one-third (1/3) interest as Tenants in Common

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

Friends of Radnor Lake, a Tennessee not-for-profit corporation

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

See the attached for the Legal Descriptions for 3 Tracts

Being part of the same property conveyed to Robert R. Harris, Jr., Gail H. Neely and F. Annette Cox, each an undivided one-third (1/3) interest as Tenants in Common, by Quitclaim Deed, from R. R. Harris, Jr., Trustee, of record in Instrument No. 20090518-0045339, Dated May 4, 2009, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110002093 DEEDWARR
Recvd: 01/11/11 09:52 8 pgs
Fees:43.00 Taxes:3330.00

20110111-0002856

This property is inherited unimproved property and has never been used as the marital residence of any grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters of record in Book 161, page 3 and Book 161, page 23, Register's Office for DAVIDSON County, Tennessee.
Agreed Final Order of record in Book 10882, page 849, Register's Office for DAVIDSON County, Tennessee.
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.
Grantee is responsible for any and all rollback taxes incurred as a result of this transaction, if applicable.

This is unimproved property located in Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, its successors 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 30th day of December, 2010.

Robert R. Harris, Jr.

Gail H. Neely

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Robert R. Harris, 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 this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2010.

Notary Public

My Commission Expires:_____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Gail H. Neely, 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 this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2010.

Notary Public

My Commission Expires:_____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

F. Annette Cox

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, a Notary Public of said County and State, F. Annette Cox, 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 this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2010.

Notary Public

My Commission Expires: 4/8/12

RAYMOND SHREVE NOTARY PUBLIC Exp. Apr. 08, 2012 COBB COUNTY, GA

File #: **101075JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

PROPERTY DESCRIPTION
Tract 1

Land lying within the 34th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of property known as Tax Map 160, Parcel 177, property of Robert R. Harris, Jr., Gail H. Neely and F. Annette Cox of record in Instrument No. 20090518-0045339 at the Register's Office for Davidson County, Tennessee, being shown on a survey by HFR Design project No. 2010180-52, dated 12-15-10 by Michael R. Williams and being more particularly described as follows;

BEGINNING at an iron pin old, being the most southern corner of Lot 101 of Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37 and a common corner with the State of Tennessee property of record in Deed Book 8266, Page 248, said pin being at coordinates N-625769.7831, E-1736352.2794 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with Lot 101, North 68 degrees 42 minutes 25 seconds East, 374.56 feet to an iron pin new and a common corner between Lots 100 and 101 of said subdivision;

Thence, with Lot 100, South 70 degrees 08 minutes 27 seconds East, 224.35 feet to a concrete monument old at the south most corner of Lot 100, same being the common corner of Lots 2 & 3 of the plan entitled seconds Subdivision Plat of Map 160, Parcel 178 seconds of record in Plat Book 6900, Page 925;

Thence, with Subdivision Plat of Map 160, Parcel 178 and Lot 2, South 74 degrees 07 minutes 57 seconds East, 220.72 feet to an iron old, being a common corner of Lots 1 & 2;

Thence, with Lot 1, South 08 degrees 48 minutes 35 seconds East, 144.86 feet to a concrete monument old and a common corner of Lot 1 & Lot 87 of Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37;

Thence, with Oak Hill Estates, Section Two and Lot 87, South 08 degrees 23 minutes 50 seconds East, 167.84 feet to a concrete monument old and a common corner with Lots 86 & 87;

Thence, with Lots 86 & 85, South 32 degrees 51 minutes 37 seconds West, 366.50 feet to a concrete monument old and a common corner with Lots 84 & 85;

Thence, with Lot 84, South 32 degrees 43 minutes 47 seconds West, 250.01 feet to an iron pin old and a common corner at Lots 83 & 84;

Thence, with a new line across the Harris, Neely, & Cox property this being the common line between Tracts 1 & 2 as shown on survey, North 43 degrees 43 minutes 53 seconds West, 754.54 feet to an iron pin old and a common corner with said State of Tennessee property;

Thence, with State of Tennessee, North 07 degrees 22 minutes 58 seconds East, 285.04 feet to the POINT OF BEGINNING and containing 517,886 square feet, or 11.889 acres, more or less.

PROPERTY DESCRIPTION
Tract 2

Land lying within the 34th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of property known as Tax Map 160, Parcel 177 property of Robert R. Harris, Jr., Gail H. Neely and F. Annette Cox of record in Instrument No. 20090518-0045339 at the Register 's Office for Davidson County, Tennessee, being shown on a survey by HFR Design project No. 2010180-52, dated 12-15-10 by Michael R. Williams and being more particularly described as follows;

BEGINNING at an iron pin old, being in the south line of the State of Tennessee property of record in Deed Book 8266, Page 248 and being a common corner of Tracts 2 & 3 of this survey, said pin being at coordinates N-625080.1757, E-1736070.0389 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with State of Tennessee, North 36 degrees 34 minutes 17 seconds East, 329.54 feet to an iron pin old;

Thence, North 19 degrees 05 minutes 58 seconds East, 150.56 feet to an iron pin old;

Thence, with a new line across Harris, Neely, and Cox property same being the common line of Tracts 2 &1 of this survey, South 43 degrees 43 minutes 53 seconds East, 754.54 feet to an iron pin old and a common corner with Lots 83 & 84 of Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37;

Thence, with Lot 83, South 18 degrees 10 minutes 11 seconds West, 294.03 feet to an iron pin new and a common corner with Metro Government (water tank) property, Parcel 230 of record in CD-00964470-0000 and Deed Book 1586, Page 1350;

Thence, with Metro Government Parcel 230 for the following 9 calls:

Thence, North 14 degrees 27 minutes 37 seconds West, 151.82 feet to an iron pin new;
Thence, North 54 degrees 27 minutes 01 seconds West, 113.07 feet to an iron pin new;
Thence, along a curve to the left, having a radius of 401.15 feet, a delta angle of 33 degrees 22 minutes 34 seconds, a chord bearing and distance of South 39 degrees 03 minutes 01 seconds West, 230.39 feet, along an arc length of 233.68 feet to an iron pin new;
Thence, South 31 degrees 34 minutes 59 seconds West, 36.18 feet to an iron pin new;
Thence, along a curve to the right, having a radius of 221.30 feet, a delta angle of 12 degrees 19 minutes 45 seconds, a chord bearing and distance of South 44 degrees 57 minutes 35 seconds West, 47.53 feet, along an arc length of 47.62 feet to an iron pin new;
Thence, along a curve to the right, having a radius of 799.25 feet, a delta angle of 04 degrees 13 minutes 51 seconds, a chord bearing and distance of South 53 degrees 14 minutes 24 seconds West, 59.01 feet, along an arc length of 59.02 feet to a Mag-nail and disk new in an asphalt drive;
Thence, South 34 degrees 38 minutes 41 seconds East, 16.44 feet to an iron pin new;
Thence, North 53 degrees 46 minutes 47 seconds East, 74.46 feet to a Mag-nail and disk new in an asphalt drive;
Thence, North 85 degrees 54 minutes 39 seconds East, 301.63 feet to a concrete monument old and being a common corner with Lots 81 & 82 of said Oak Hill Estates, Section Two;

Thence, with Oak Hill Estates, Section Two and Lot 81, South 75 degrees 30 minutes 07 seconds West, 250.25 feet to a concrete monument old and a common corner with Lots 80 & 81;

Thence, with Lot 80, South 53 degrees 26 minutes 25 seconds West, 184.41 feet to an iron pin old and a common corner with Lots 79 & 80;

Thence, with Lots 79 & 78, North 88 degrees 49 minutes 08 seconds West, 278.72 feet to an iron pin old and a common corner with Lots 77 & 78;

Thence, with Lot 77 for the following 2 calls:

Thence, North 89 degrees 20 minutes 21 seconds West, 99.29 feet to a concrete monument old;
Thence, South 53 degrees 51 minutes 41 seconds West, 120.00 feet to an iron pin new;

Thence, with another new line across Harris, Neely, and Cox property same being the common line of Tracts 2 &3 of this survey, North 16 degrees 13 minutes 09 seconds East, 240.01 feet to an iron pin new in the east line of the Metro Government (water tank) property, Parcel 231 of record in CD-00964470-0000 and Deed Book 1586, Page 1350;

Thence, with Metro Government property for the following 3 calls:

Thence, North 39 degrees 48 minutes 05 seconds East, 18.40 feet to an iron pin new;
Thence, North 41 degrees 07 minutes 44 seconds East, 105.33 feet to an iron pin new;
Thence, South 61 degrees 05 minutes 58 seconds West, 73.30 feet to an iron pin new;

Thence, leaving Metro Government with another new line across Harris, Neely, and Cox property, same being another common line of Tracts 2 &3 of this survey, North 16 degrees 13 minutes 09 seconds East, 395.21 feet to the POINT OF BEGINNING and containing 504,765 square feet, or 11.589 acres, more or less.

PROPERTY DESCRIPTION
Tract 3

Land lying within the 34th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of property known as Tax Map 160, Parcel 177 property of Robert R. Harris, Jr., Gail H. Neely and F. Annette Cox of record in Instrument No. 20090518-0045339 at the Register's Office for Davidson County, Tennessee, being shown on a survey by HFR Design project No. 2010180-52, dated 12-15-10 by Michael R. Williams and being more particularly described as follows;

BEGINNING at an iron pin old, being in the south line of the State of Tennessee property of record in Deed Book 8266, Page 248 and being a common corner of Tracts 2 & 3 of this survey, said pin being at coordinates N-625080.1757, E-1736070.0389 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with a new line across Harris, Neely, and Cox property same being the common line of Tracts 3 &2 of this survey, South 16 degrees 13 minutes 09 seconds West, 395.21 feet to an iron pin new in the north line of Metro Government (water tank) property, Parcel 231 of record in CD-00964470-0000 and Deed Book 1586, Page 1350;

Thence, with Metro Government Parcel 231 for the following 7 calls:

Thence, South 61 degrees 05 minutes 58 seconds West, 77.58 feet to an iron pin new;
Thence, North 59 degrees 56 minutes 58 seconds West, 96.41 feet to an iron pin new;
Thence, South 45 degrees 13 minutes 37 seconds West, 105.87 feet to an iron pin new;
Thence, South 40 degrees 53 minutes 46 seconds East, 109.74 feet to an iron pin new;
Thence, North 51 degrees 48 minutes 56 seconds East, 51.75 feet to an iron pin new;
Thence, South 41 degrees 49 minutes 36 seconds East, 38.73 feet to an iron pin new;
Thence, South 39 degrees 48 minutes 05 seconds West, 111.36 feet to an iron pin new;

Thence, with another new line across Harris, Neely, and Cox property same being another common line of Tracts 3 &2 of this survey, South 16 degrees 13 minutes 09 seconds West, 240.01 feet to an iron pin new and a common corner with Lot 77 Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37;

Thence, with Oak Hill Estates, Section Two and Lot 77, South 08 degrees 47 minutes 39 seconds West, 246.91 feet to an iron pin new in the north right-of-way line of Lakemont Drive (60 feet R/W) and being the southeast corner of the herein described Tract 3;

Thence, with the north right-of-way line of Lakemont Drive, North 74 degrees 49 minutes 41 seconds West, 169.08 feet to an iron pin new;

Thence, along a curve to the right, having a radius of 1115.92 feet, a delta angle of 16 degrees 24 minutes 48 seconds, a chord bearing and distance of North 66 degrees 42 minutes 20 seconds West, 318.58 feet, along an arc length of 319.67 feet to an iron pin old, the southeast corner of Lot 74 of Oak Hill Estates, Section Three of record in Plat Book 4860, Page 3;

Thence, with Oak Hill Estates, Section Two and Lot 74, North 32 degrees 41 minutes 10 seconds East, 358.66 feet to an iron pin new;

Thence, with Lots 74 & 73, North 45 degrees 01 minutes 19 seconds West, 240.57 feet, (passing an iron pipe old at 122.10 feet, a common corner between Lots 74 & 73) to an iron pin old, being the common corner of Lots 72 & 73;

Thence, with Lots 72 & 71, North 32 degrees 51 minutes 01 seconds West, 231.99 feet to an iron pin old and a common corner with Lots 71 & 70;

Thence, with Lot 70, North 12 degrees 04 minutes 03 seconds West, 165.59 feet to an iron pin old and a common corner with Lots 69 & 137;

Thence, with Lot 137, North 00 degrees 00 minutes 47 seconds East, 101.98 feet to an iron pin old and a corner in the south line of said State of Tennessee property;

Thence, with the south line of the State of Tennessee property, South 77 degrees 05 minutes 48 seconds East, 846.14 feet to the POINT OF BEGINNING and containing 505,230 square feet, or 11.598 acres, more or less.