SPECIAL WARRANTY DEED	METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IS EXEMPT FROM RECORDING TAXES.

Davidson County DEEDWARRSP
Recvd: 01/20/12 15:59 4 pgs
Fees:22.00 Taxes:0.00
20120120-0005880

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County Department of Finance, Division of Public Property P.O. Box 196300 Nashville, TN 37219	EXEMPT	Tax Map 85 Parcels 007 and 016

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ravenwood Country Club, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract of land in the 4th Civil District of Davidson County, Tennessee, being part of the same property conveyed by Warranty Deed from Ravenwood Club, Inc. to Ravenwood Country Club, LLC by deed of record in Instrument No. 20080905-0091050, Register's Office for Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, November 6, 1947, as follows:

Beginning at a point on the northern bank of the Stones River at the southeast corner of a tract of land owned by W.H. Criswell; thence with the northern bank of said Stones River, North 85 deg. 30 min. East, 1800 feet to a point, South 88 deg. East, 1000 feet to a point, South 84 deg. 30 min. East, 600 feet to a point and South 87 deg. 30 min East, 1000 feet to a point, thence North 5 deg. East, crossing a road leading to the Lebanon Pike, in all 1254 feet to a point; thence North 85 deg. West 507 feet to a point in the western boundary line of a tract of land owned by Cantrell; thence with Cantrell's line, North 20 deg. West, 1005 feet to a point, North 2 deg. east, 121 feet to a point in the Southerly margin of a road or lane thence with Southern boundary line of a tract of land owned by Redelsheimer, North 84 deg. West, 1970 feet to a point, South 85 deg. 30 min West, 2738 feet to the Northeast corner of a tract of land owned by Dodson; thence with Dodson's Eastern Boundary line, South 8 deg. East 1533 feet to a point; thence South 79 deg. West 29 feet to a stone in the center of the road; thence with the center of said road, South 19 deg. 30 min. East 290 feet to a point, South 40 deg. east 500 feet to a point, South 76 deg. 30 min. East 300 feet to a point and North 89 deg. East 126 feet to W.H. Criswell's northeast corner, thence with Criswell's Eastern boundary line, South 11 deg. East, 110 feet to the beginning, containing 271.98 acres, more or less.

LESS AND EXCEPT that portion of said property conveyed to FWB Investments, LLC, by deed dated January 7, 2005, of record in Instrument No. 20050111-0004208, Register's Office for Davidson County, Tennessee and being the same property conveyed to Eddie Phillips Development LLC by deed in instrument No. 20060801-0093487, Register's Office for Davidson County, Tennessee, and being a parcel of land in the Second Civil District of Davidson County, Hermitage, Tennessee, being a portion of Ravenwood Club of Record in Book 3374, Page 566, R.O.D.C., located West of Lebanon Road, North of Stones River and being more particularly described as follows:

BEGINNING at an iron pin in the North margin of Stones River Road in the East line of said Ravenwood Club, said pin being 515.53 feet along said margin from the Westerly margin of Lebanon Road; thence, with Stones River Road, N 71 deg. 10 min. 42 sec. W, 75.29 feet to a point; thence, with a curve concave to the south having a central angle of 09 deg. 24 min. 44 sec., a radius of 566.50 feet and a chord of N 76 deg. 53 min. 29 sec. W, 92.96 feet for an arc length of 93.06 feet to a point; thence, N 82 deg. 36 min. 15 sec. W, 249.46 feet to a point; thence, leaving said margin and severing Ravenwood Club, N 47 deg. 58 min, 51 sec. E, 216.07 feet to a point in a fence; thence, severing Ravenwood Club and generally following a fence and areas not maintained within golf course the following calls: N 30 deg. 05 min. 23 sec. W, 139.09 feet; N 14 deg. 34 min. 59 sec. W,

336.06 feet; N 55 deg. 19 min. 14 sec. W, 380.09 feet; N 54 deg. 23 min. 09 sec. W, 236.74 feet; N 49 deg. 39 min. 37 sec. W, 94.31 feet; S 31 deg. 01 min. 17 sec. W, 133.57 feet; N 62 deg. 52 min. 59 sec. W, 124.09 feet; N 24 deg. 08 min. 35 sec. W, 110.80 feet; N 56 deg. 41 min. 20 sec. W, 88.89 feet; N 39 deg. 38 min. 47 sec. W, 96.04 feet; N 10 deg. 58 min. 58 sec. E, 188.71 feet; N 15 deg. 33 min. 55 sec. W, 150.68 feet; N 26 deg. 36 min. 27 sec. W, 204.89 feet; S 39 deg. 44 min. 51 sec. W, 225.77 feet; S 52 deg. 53 min. 11 sec. W, 526.55 feet; S 57 deg. 48 min. 06 sec. W, 110.32 feet; S 03 deg. 32 min. 19 sec. E, 77.17 feet; S 50 deg. 40 min. 47 sec. W, 80.85 feet; S 04 deg. 16 min. 31 sec. W, 104.21 feet; N 82 deg. 52 min. 38 sec.W, 159.42 feet; N 71 deg. 14 min. 10 sec. W, 54.79 feet; N 37 deg. 48 min. 11 sec. W, 126.60 feet; N 84 deg. 07 min. 08 sec. W, 128.18 feet; N 04 deg. 38 min. 44 sec. E, 209.47 feet; N 06 deg. 08 min. 42 sec. E, 334.12 feet; N 52 deg. 21 min. 01 sec. E, 1343.69 feet to an iron pin in the south line of First American National Bank of record in Book 2098, Page 161 R.O.D.C.; thence, with said Bank line and fence line the following calls: S 80 deg. 02 min 18 sec. E, 223.74 feet; S 74 deg. 22 min. 42 sec. E, 224.66 feet; S 73 deg. 12 min. 31 sec. E, 412.47 feet to a point; thence, with the West line of Lots 21 thru 26 of Section One, Stones River Estates of record in Plat Book 3106, Page 51, R.O.D.C., the following calls: S 07 deg. 01 min. 13 sec. W, 120.39 feet to an iron pin; S 18 deg. 24 min. 33 sec. E, 293.24 feet to an iron pin; S 17 deg. 48 min. 44 sec. E, 302.71 feet to a point; S 14 deg. 51 min. 08 sec. E, 210.36 feet to a point in the West line of Vera V. Friddell of record in Book 8997, Page 411, R.O.D.C.; thence, with said Friddell line the following calls: S 16 deg. 31 min. 35 sec.E, 183.78 feet to a point; S 26 deg. 03 min. 02 sec. E, 14.83 feet to an iron pin; S 79 deg. 08 min. 09 sec. E, 202.73 feet to a point; S 82 deg. 38 min. 48 sec. E, 304.55 feet to a point; thence, with the West line of Pine Brook Associates, L.P., of record in Book 11334, Page 571, R.O.D.C., S 07 deg. 41 min. 48 sec. W, 634.61 feet to an iron pin; thence, with the west line of Nora Cantrell of record in Book 1104, Page 120, R.O.D.C., S 08 deg. 25 min. 55 sec. W, 494.69 feet to the point of beginning, as described according to a survey prepared by William C. Cockrill, TN Lic. No. 1401, of Barge, Waggoner, Sumner and Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, TN 37201, Dated April 13, 2004.

Also included is an easement for the existing water line and maintenance thereof over the subject property at the current location of such water line. At any time and at its sole cost and expense, said water line may be relocated to another portion of the subject property.

LESS AND EXCEPT that portion of said property being a parcel of land in the Second Civil District of Davidson County, Hermitage, Tennessee, being a portion of Ravenwood Club of record in Book 3374, Page 566, R.O.D.C., located west of Lebanon Road, north of Stones River and being more particularly described as follows:

BEGINNING at an iron pin in the north line of Ravenwood Club, said pin being N 73 deg. 12' 31" W, 412.47 feet, N 74 deg. 22' 42" W, 224.66 feet and N 80 deg. 02' 18" W, 223.74 feet along said north line from the west line of Lot 21, Stones River Estates of record in Plat Book 3106, Page 51, R.O.D.C.;

THENCE, severing subject property, S 52 deg. 21' 01" W, 1,343.69 feet to a post in fence line;

THENCE, severing Ravenwood Club and generally following a fence the following calls:

S 81 deg. 22' 56" W, 422.24 feet,
S 78 deg. 49' 51" W, 103.45 feet,
S 76 deg. 29' 20" W, 154.40 feet,
N 31 deg. 49' 01" W, 89.48 feet to a post,
S 82 deg. 18' 37" W, 87.72 feet to a post,
N 15 deg. 55' 00" W, 173.27 feet to a post,
S 87deg. 33' 02" W, 119.05 feet,
N 83 deg. 54' 40" W, 118.31 feet,
N 84 deg. 58' 26" W, 241.09 feet to a 24" Hackberry,
N 31 deg. 40' 54" E, 183.82 feet,
N 32 deg. 18' 29" E, 124.14 feet,
N 34 deg. 45' 18" E, 138.81 feet,
N 67 deg. 53' 00" E, 23.12 feet,
N 88 deg. 42' 25" E, 141.49 feet,
N 75 deg. 00' 23" E, 266.90 feet,
N 74 deg. 53' 24" E, 174.52 feet,
N 73 deg. 52' 52" E, 173.28 feet,
N 73 deg 35' 19" E, 192.25 feet,
S 84 deg. 02' 50" E, 214.36 feet to a post,
N 04 deg. 48' 52" E, 75.60 feet to a post,
N 88 deg. 50' 26" E, 256.90 feet to a 36" Oak,
N 57 deg. 06' 20" W, 164.42 feet to a 48" Oak,
N 13 deg. 02' 37" W, 96.11 feet to a point in the southerly line of First American National Bank of record in Book 2098, Page 161, R.O.D.C.;

THENCE, with said First American National Bank line and fence line the following calls:

N 89 deg. 29' 44" E, 279.62 feet,
S 86 deg. 20' 45" E, 206.94 feet,

S 80 deg. 32' 24" E, 931.15 feet to the Point of Beginning,

Containing 1,329,164 square feet or 30.51 acres, more or less.

The conveyance of the above-described parcel of land is subject to the following:

1. Subject to easements of record in Book 2244, page 399; Book 7292, page 968; and Instrument Nos. 20011024-0116287; 20030328-0040734; 20090421-0036252; 20100720-0056497; 20100720-0056521; 20100106-0001301; and 20030328-0040734, all in the Register's Office for Davidson County, Tennessee; and
2. Drainage easements as provided in the Second Addendum to Real Estate Purchase Contract dated January 4, 2005 between Freeman Webb Investments, Inc. and Ravenwood Club, Inc.; and
3. First and Second Rights of Refusal of record as Instrument Nos. 20080905-0091054, and 20081009-0102595, and Certification of record as Instrument No. 20081020-0105127, said Register's Office; and
4. Order of record as Instrument No. 20100106-0001301, said Register's Office; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1176 Stones River Road, Hermitage, Tennessee 37076.

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, its successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS our hands on January 19, 2012.

Ravenwood Country Club, LLC

(Member)

By: David C. Watkins, Jr., its Sole Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared David C. Watkins, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described and who, upon oath, acknowledged himself to be an authorized representative and Sole Member of Ravenwood Country Club, LLC, the within named bargainor, and that he as such Sole Member executed the foregoing instrument, for the purposes therein contained, by signing the name of the company by himself as such Sole Member.

WITNESS MY HAND AND OFFICIAL SEAL on January 19, 2012.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 9, 2014

LEE ANN BARHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY