EXEMPT FROM RECORDING TAX

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $198,000.00.

Affiant

Subscribed and sworn to me on 4/30/12 2012.

NOTARY PUBLIC

MEGHAN G. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/30/12 14:06 3 pgs
Fees:17.00 Taxes:0.00
20120430-0036798

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 P.O. Box 196300 Nashville, TN 37219	EXEMPT	074-00-0 026.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jamie Ann Lane, unmarried, and Daniel R. Griego, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do 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:

LAND in the 11th Civil District of Davidson County, Tennessee, known as the Southwest part of Lot No. 1 on the map of a 16.2 acre tract of the Robert H. Cowley Lands, and as described according to a copy of a survey thereof made by T.R. Sanford, Surveyor, dated 07/23/68 as follows:

BEGINNING at a point in the South margin of a proposed street, in the west line of the land of E. N. Peeler, thence along Peeler's Westerly line, S. 12 deg. 58 min. W. 277 feet more or less to the low water mark of the Cumberland River; thence down said river, Westerly 168 feet to the Southeast corner of a tract owned by R. I. Hauge; thence with said Hauge's line and the East line of the Marlin property North 3 degrees East 270 feet more or less to a point in the South line of said proposed street, said point being 376 feet, more or less East of the center line of Neely's Bend Road; thence with the South margin of said proposed street, N. 82 deg. 28 min. 226.3 feet to the beginning.

Being the same property conveyed to Jamie Lane Griego and Daniel R. Griego, wife and husband by Warranty Deed from Les Lazarus and Joshua Lazarus, dated April 30, 2009, of record as Instrument No. 20090504-0040444, Register's Office for Davidson County, Tennessee. The said Jamie Lane Griego and Daniel R. Griego have since divorced. Jamie Lane Griego is now known as Jamie Ann Lane.

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

1. 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
2. Subject to Right of Way for unnamed access road/proposed street
3. Subject to flowage, meanderings and riparian rights of the Cumberland River
4. At least a portion of subject property appears to be within the 100 year flood plain.

This property is also known as improved property located at 2351 Neelys Bend Road, Madison, TN 37115

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 GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and

GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on 4/27/12, 2012.

Jamie Ann Lane

Daniel R. Griego

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 27, 2012, before me personally appeared Daniel R. Griego, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 27, 2012.

NOTARY PUBLIC

MEGHAN G. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/9/2014

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On 4/30/12, 2012, before me personally appeared Jamie Ann Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 4/30/12, 2012.

NOTARY PUBLIC

MEGHAN G. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/9/2014

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.

John Cobb Rochford
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