BILL GARRETT, Davidson County
Trans:T20120035512 DEEDWARR
Recvd: 05/15/12 08:44 3 pgs
Fees:18.00 Taxes:1036.00
20120515-0041744

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23896-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
TN Parks & Greenways Foundation 117 30th Avenue South Nashville, TN 37212	New Owner	Map/Parcel # 104-02-0-366-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, WILLIAM W. MCINNES, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TENNESSEE PARKS AND GREENWAYS FOUNDATION, a Tennessee non-profit corporation, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Henry George's Subdivision of part of Lot 56, Boyd's Cockrill Spring Tract, of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to William W. McInnes by Deed from Gail E. Preston, Gary W. Preston and Mark W. Cook, of record in Book 9239, Page 611, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 117 30th Avenue South, Nashville, TN 37212.

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 covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 14th day of May, 2012.

William W. McInnes, by Beverly Waller McInnes,
His Atty-in-fact, of record as Instrument No.
20120322-0024229, said Register's Office.
by Beverly Waller McInnes, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2012, before me personally appeared, Beverly Waller McInnes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William W. McInnes, acknowledged that such person executed the same as the free act and deed of William W. McInnes.

WITNESS my hand, at office this 14th day of May, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me this
14th day of May, 2012.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map 104-02-0 Parcel 366.00, which the Grantor hereby assumes to pay at the time in which the bill is due.

2. Subject to the Plan of record in Book 161, Page 171, said Register's Office.