WARRANTY DEED

CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

Davidson County DEEDWARR
Recvd: 08/28/12 11:16 3 pgs
Fees:17.00 Taxes:0.00
20120828-0077475

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	Tax Map 049-00-0 Parcels 094.00

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, James T. Risner and Randall Tresner, 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:

> Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, more particularly described as follows:
>
> Being Tract No. 5 at a point in the center of Whites Creek Pike said point being 1,608 feet South from the intersection of Buena Vista Pike and Whites Creek Pike. Thence leaving road, South 51 degrees 05'53" West 531.23 feet to an iron pin; thence North 37 degrees 43'28" West 159.35 feet to an iron pin. Thence North 50 degrees 15'27" East 526.78 feet, crossing an iron pin at 491.78 feet to the center line of Whites Creek Pike. Thence with a curve to the right, (having a radius of 11459.16 feet), 167.00 feet to the Point of beginning containing 1.982 acres.
>
> Being the same property conveyed to James T. Risner and Randall Tresner by deed from Douglas O. Daniel and wife, Deborah Daniel, of record in Instrument No. 20060623-0075222, Register's Office for 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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 August 20, 2012.

James T. Risner

Randall Tresner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared James T. Risner and Randall Tresner, 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 they executed the same as their free act and deed.

Witness my hand and official seal on August 20, 2012.

NOTARY PUBLIC

My Commission Expires: 1/6/15

JOHN CORBIN ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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