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

THIS INSTRUMENT WAS PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 01/14/13 15:07 4 pgs
Fees:22.00 Taxes:0.00
20130114-0004449

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/Parcels 136-00-0/71.00 and 113.00 Tax Map/Parcels 136-14-0/167.00, 168.00, 169.00

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, Montgomery Downs, 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:

SEE EXHIBIT A ATTACHED

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 January 11, 2013.

MONTGOMERY DOWNS, LLC

BY: John Floyd
ITS: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John Floyd, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Montgomery Downs, LLC, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing for Montgomery Downs, LLC by himself as Chief Manager.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of January, 2013.

Kim B. Lockhart

NOTARY PUBLIC

My Commission Expires: 10-20-14

KIM B. LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

Tract 1: 136-14-0/169.00

Beginning at an iron pin found on the Easterly margin of Starboard Drive at its northerly terminus, as shown on the plan of Harbor Gate, Section Two, of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee;

Thence with the southerly line of the J. Melivin Jones et ux Property of record in Deed Book 2647, page 551, Register's Office for Davidson County, Tennessee, South 83 degrees, 15 minutes, 29 seconds east a distance of 37.26 feet to an iron pin (old);
Thence with the westerly line of Lot 46 on the plan of Harbour Town, Section Two, of record in Plat Book 4675,page 147, Register's Office for Davidson County, Tennessee,
South 03 degrees 24 minutes 24 seconds west a distance of 45.57 feet to a point in the easterly margin of Starboard Drive;
Thence with the said margin of Starboard Drive,
North 34 degrees 31 minutes 11 seconds west a distance of 60.52 feet to the Point of Beginning, containing 0.019 acres or 848 square feet, more or less.

Being a portion of the property conveyed to Montgomery Downs, LLC by deed from James R. Jones and Russell Jones of record in Instrument No. 20071026-0126887, Register's Office for Davidson County, Tennessee.

Tract 2: 136-00-0/071.00

Beginning at an iron pin set on the southerly margin of Smith Springs Road, said point being the most northeasterly corner of the Property conveyed to the Trustee of the Presbytery of Middle Tennessee, as evidenced by deed of record in Deed Book 5922, page 383, Register's Office or Davidson County, Tennessee, and the most northwesterly corner of the herein-described tract;
Thence with said margin of Smith Springs Road along a curve to the left having a radius of 610.00 feet, through a central angle of 10 Degrees 30 Minutes 34 Seconds, an arc distance of 111.89 feet, said curve having a chord direction of South 81 Degrees 40 Minutes 02 Seconds East and a chord length of 111.73 feet to a point;
Thence continuing South 86 Degrees 55 Minutes 19 Seconds East a distance of 275.61 feet to an iron pin (new);
Thence leaving the southerly margin of Smith Springs Road, and with the westerly line of the Compton Investment Properties, LLC Property of record in Deed Book 11246, page 297, Register's Office for Davidson County, Tennessee, South 15 Degrees 32 Minutes 57 Seconds West, passing an old iron pin at 1.64 feet, a total distance of 375.03 feet to an iron pin (old);
Thence with the common line of the herein-described tract and the James R. Jones et ux Property of record in Deed Book 3869, page 543, Register's Office for Davidson County, Tennessee, the following three calls:
North 79 Degrees 27 Minutes 50 Seconds West a distance of 75.00 feet to a point;
Thence South 00 Degrees 45 Minutes 49 Seconds West a distance of 280.00 feet to a point;
Thence South 79 Degrees 27 Minutes 54 Seconds East a distance of 350.00 feet to a point in the westerly line of Harbour Town Village, Section One, of record in Plat Book 4675, page 4, Register's Office for Davidson County, Tennessee;
Thence with the westerly line of said plan of Harbour Town Village, Section One,
South 00 Degrees 44 Minutes 42 Seconds West a distance of 298.10 feet to an iron pin (old);
Thence with the common line of the herein-described tract and the plan of Harbour Town, Section Two, of record in Plat Book 4675, page 147, Register's Office for Davidson County, Tennessee, the following two calls:
South 01 Degrees 06 Minutes 06 Seconds West a distance of 75.20 feet to an iron pin (new);
Thence North 83 Degrees 11 Minutes 01 Seconds West a distance of 79.92 feet to an iron pin (old);
Thence with the common line of the herein-described tract and the plan of Harbor Gate, Section Two, of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, the following six calls:
North 83 Degrees 15 Minutes 29 Seconds West a distance of 37.26 feet to an iron pin (old);
Thence crossing Starboard Drive at its northwesterly terminus,
North 82 Degrees 15 Minutes 26 Seconds West a distance of 67.07 feet to an iron pin (old);
Thence South 82 Degrees 37 Minutes 57 Seconds West a distance of 134.02 feet to a point;
Thence South 08 Degrees 53 Minutes 35 Seconds West a distance of 153.19 feet to an iron pin (new);
Thence South 08 Degrees 53 Minutes 35 Seconds West a distance of 90.10 feet to an iron pin (new);
Thence North 80 Degrees 01 Minutes 09 Seconds West a distance of 79.05 feet to an iron pin (old);
Thence North 80 Degrees 01 Minutes 09 Seconds West a distance of 226.21 feet to an iron pin set in the northeasterly line of Lot 18 on the plan of Castlegate, Section One, of record in Plat Book 4460, page 115, Register's Office for Davidson County, Tennessee;
Thence with the norteasterly line of said plan of Castlegate, Section One,
North 21 Degrees 11 Minutes 03 Seconds West a distance of 284.46 feet to an iron pin (new);
Thence with the easterly line of the Smith Springs Church of Christ Property of record in Plat Book 7900, page 996, Register's Office for Davidon County, Tennessee, North 13 Degrees 31 Minutes 46 Seconds East a distance of 668.01 feet to an iron pin (old);
Thence with the easterly line of the afore-said Presbytery of Middle Tennessee Property,
North 09 Degrees 19 Minutes 42 Seconds East a distance of 332.88 feet to the Point of Beginning, containing 13.321 acres or 580,252 square feet, more or less.

Being a portion of the property conveyed to Montgomery Downs, LLC by deed from James R. Jones and Russell Jones, of record in Instrument No. 20071026-0126887, Register's Office for Davidson County, Tennessee.

Tract 3: 136-00-0/113.00

Starting at an iron pin set on the southerly margin of Smith Springs Road, said point being the most northeasterly corner of the J. Melvin Jones et ux Property of record in Deed Book 2647, page 551, Register's Office for Davidson County, Tennessee, and the most northwesterly corner of the Compton Investment Properties, LLC Property of record in Deed Book 11246, page 297, Register's Office for Davidson County, Tennessee.
Thence leaving the southerly margin of Smith Springs Road, and with the westerly line of said Compton Investment Properties, LLC Property,
South 15 Degrees 32 Minutes 57 Seconds West, passing an old iron pin at 1.64 feet, a total distance of 375.03 feet to an iron pin (old), the Point of Beginning;
Thence with the southerly line of the afore-said Compton Investment Properties, LLC Property,
South 79 Degrees 27 Minutes 50 Seconds East a distance of 274.96 feet to an iron pin (old);
Thence with the westerly line of the U.S. Housing Partners V Property of record in Instrument No. 20050726-0086770, Register's Office for Davidson County, Tennessee.
South 00 Degrees 56 Minutes 42 Seconds West a distance of 15.15 feet to an iron pin (old);
Thence with the westerly line of Harbour Town Village, Section One, of record in Plat Bok 4675, page 4, Register's Office for Davidson County, Tennessee.
South 00 Degrees 44 Minutes 42 Seconds West a distance of 264.85 feet to a Point;
Thence with the common line of the herein-described tract and the afore-said J. Melvin Jones et ux Property, the following three calls:
North 79 Degrees 27 Minutes 54 Seconds West a distance of 350.00 feet to a Point;
North 00 Degrees 45 Minutes 49 Seconds East a distance of 280.00 feet to a Point;
Thence South 79 Degrees 27 Minutes 50 Seconds East a distance of 75.00 feet to the Point of Beginning, containing 2.217 acres or 96,565 square feet, more or less.

Being part of the same property conveyed to Montgomery Downs, LLC by deed from James R. Jones and Russell Jones of record in Instrument No. 20071026-0126887, Register's Office for Davidson County, Tennessee.

Tract 4: 136-14-0/167.00

Beginning at an iron pin found at the most northerly corner of Lot 204 on the plan of Harbor Gate, Section Two, of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, said point also beginning a common rear corner of Lots 18 and 19 on the plan of Castlegate, Section One, of record in Plat Book 4460, page 115, Register's Office for Davidson County, Tennessee;
Thence with the easterly line of said Lot 18, Castlegate, Section One,
North 38 Degrees 53 Minutes 56 Seconds West a distance of 85.17 feet to an iron pin (new);
Thence with a southerly line of the J. Melvin Jones et ux Property of record in Deed Book 2647, page 551, Register's Office for Davidson County, Tennessee,
South 80 Degrees 01 Minutes 09 Seconds East a distance of 226.21 feet to an iron pin (old);
Thence with the northerly line of Lots 202, 203, and 204 on said plan of Harbor Gate, Section Two, South 80 Degrees 54 Minutes 49 Seconds West a distance of 171.46 feet to the Point of Beginning, containing 0.145 acres or 6,335 square feet, more or less.

Being a portion of the same property conveyed to Montgomery Downs, LLC by deed from James R. Jones and Russell Jones of record in Instrument No. 20071026-0126887, Register's Office for Davidson County, Tennessee.

Tract 5: 136-14-0/168.00

Beginning at an iron pin found on the westerly margin of Starboard Drive at its northerly terminus, as shown on the plan of Harbor Gate, Section Two, of record in Plat Book 6250, page 33, Register's Office for Davidson County Tennessee;
Thence with the westerly margin of Starboard Drive,
South 34 Degrees 31 Minutes 11 Seconds East a distance of 45.12 feet to an iron pin (new);
Thence with the northerly line of Lots 199, 200, and 201 on said plan of Harbor Gate, Section Two, the following three calls:
South 55 Degrees 31 Minutes 06 Seconds West a distance of 99.60 feet to an iron pin (old);
Thence South 89 Degrees 02 Minutes 59 Seconds West a distance of 48.67 feet to an iron pin (new);
Thence South 52 Degrees 15 Minutes 31 Seconds West a distance of 65.00 feet to an iron pin (new);
Thence with the common line of the herein-described tract and the J. Melvin Jones et ux Property of record in Deed Book 2647, page 551, Register's Office for Davidson County, Tennessee,
North 08 Degrees 53 Minutes 35 Seconds East a distance of 153.19 feet to a Point;
Thence South 82 Degrees 37 Minutes 57 Seconds East a distance of 134.02 feet to the Point of Beginning, containing 0.347 acres or 15,095 square feet, more or less.

Being a portion of the same property conveyed to Montgomery Downs, LLC from James R. Jones and Russell Jones by Deed of record in Instrument No. 20071026-0126887, Register's Office for Davidson County, Tennessee.

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