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: 09/12/13 14:11 3 pgs
Fees:17.00 Taxes:0.00
20130912-0096455

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 181-00-0 Parcels 281.00

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, SAF Properties, a Tennessee general partnership, 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:

Being a 6.998 more or less acre tract of land lying in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to SAF Properties as evidenced by deed of record at Instrument Number 20060501-0049705, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Starting at a Point on the southerly margin of Sunnywood Drive at its easterly terminus, as shown on the plan of Phase Two, Addition to Sugar Valley, of record at Instrument Number 20060322-0032604, Register's Office Davidson County, Tennessee; Thence with the southerly margin of Sunnywood Drive, and with a curve to the right having a radius of 1080.00 feet throught a central angle of 10 Degrees 54 Minutes 05 Seconds, an arc distance of 205.49 feet, said curve have a chord bearing of South 79 Degrees 42 Minutes 13 Seconds West and a chord length of 205.18 feet to an iron pin set, the POINT OF BEGINNING; Thence with the westerly line of the Sugar Valley G.P. Property of record at Instrument Number 20021210-152156, Register's Office Davidson County, Tennessee, South 25 Degrees 37 Minutes 32 Seconds East a distance of 594.06 feet to a Point in the approximate centerline of Mill Creek; Thence with the approximate centerline of Mill Creek, the following two calls: South 41 Degrees 01 Minutes 42 Seconds West a distance of 215.31 feet to a Point; Thence South 45 Degrees 30 Minutes 42 Seconds West a distance of 336.21 feet to a Point; Thence with the common line of the herein-described tract and the Lenox Creekside, LLC Property of record at Instrument Number 20060119-0007430, Register's Office Davidson County, Tennessee, the following five calls: North 02 Degrees 11 Minutes 55 Seconds West a distance of 498.52 feet to an iron pin (new); Thence South 63 Degrees 33 Minutes 19 Seconds West a distance of 199.43 feet to an iron pin (new); Thence along a curve to the right having a radius of 590.19 feet through a central angle of 23 Degrees 38 Minutes 56 Seconds, an arc distance of 243.60 feet, said curve having a chord direction of South 75 Degrees 22 Minutes 47 Seconds West and a chord length of 241.88 feet to an iron pin (new); Thence South 87 Degrees 12 Minutes 15 Seconds West a distance of 432.97 feet to an iron pin (new); Thence North 05 Degrees 15 Minutes 28 Seconds West a distance of 60.06 feet to an iron pin (new); Thence with a new line, severing said SAF Properties, the following five calls: North 87 Degrees 12 Minutes 15 Seconds East a distance of 435.55 feet to an iron pin (new); Thence along a curve to the left having a radius of 530.19 feet through a central angle of 17 Degrees 14 Minutes 04 Seconds, an arc distance of 159.48 feet, said curve having a chord direction of North 78 Degrees 35 Minutes 13 Seconds East and a chord length of 158.88 feet to an iron pin (new); Thence North 50 Degrees 08 Minutes 14 Seconds East a distance of 11.46 feet to an iron pin (new); Thence North 36 Degrees 15 Minutes 38 Seconds East a distance of 472.29 feet to an iron pin (new); Thence North 06 Degrees 30 Minutes 03 Seconds East a distance of 102.70 feet to an iron pin (new) set on the southerly margin of Sunnywood Drive; Thence with the southerly margin of Sunnywood Drive, along a curve to the left having a radius of 1080.00 feet through a central angle of 05 Degrees 29 Minutes 33 Seconds, an arc distance of 103.53 feet, said curve having a chord direction of North 87 Degrees 54 Minutes 02 Seconds East and a chord length of 103.49 feet to the Point of Beginning, containing 6.988 acres or 304,406 square feet more or less.

Being part of the same property conveyed to SAF Properties, a Tennessee general partnership by Warranty Deed from Sugar Valley, G.P., a Tennessee general partnership of record in Instrument No. 20060501-0049705, said Register's Office. According to the Partnership Agreement for SAF Properties, a Tennessee general partnership, Fred Yazdian is authorized to execute any documents with respect to this transfer.

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 ~~June~~ SEPTEMBER 11, 2013.

SAF Properties, a Tennessee general partnership

BY: Fred Yazdian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Fred Yazdian, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of SAF Properties, a Tennessee general partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing for SAF Properties by himself as General Partner.

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

NOTARY PUBLIC

My Commission Expires: 9/9/14

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, 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.

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lindsey G. Boswell
Notary's Signature

My commission expires: 8/23/14