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 14:34 3 pgs
Fees:17.00 Taxes:0.00
20130912-0096480

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	Part of Tax Map 181-00-0 Parcel 19.00

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, Sugar Valley, G.P., 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:

See attached Legal Description

According to the Partnership Agreement for Sugar Valley, G.P., a Tennessee general partnership, the partners are Stacy J. Carter, Buford W. Carter, Jeffrey P. Johnson, Lori J. Kelley, and Y & H, a Tennessee general partnership, composed of Yazdian Construction Co., a Tennessee general partnership, composed of Fred Yazdian, Sam Yazdian, Abe Yazdian and Coby Hanai. Further, Jeffrey P. Johnson has been duly authorized by each of the above partners and Sugar Valley, G.P., a Tennessee general partnership, to execute any and all documents necessary to effectuate 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.

Sugar Valley, G.P., a Tennessee general partnership

BY: Jeffrey P. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Jeffrey P. Johnson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an authorized representative of Sugar Valley, G.P., a Tennessee general partnership, the within named bargainor, and that he as such authorized representative executed the foregoing instrument for the purposes therein contained, by signing for Sugar Valley, G.P., a Tennessee general partnership, by himself as authorized representative.

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

My Commission Expires: 9/9/14

NOTARY PUBLIC

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Being a 8.253 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 Sugar Valley, G.P. as evidenced by deed of record at Instrument Number 20021210-152156, 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 crossing the easterly terminus of Sunnywood Drive, and thence continuing with the southeasterly line of open Space "A" on the plan of Phase One, Addition to Sugar Valley, of record at Instrument Number 20050105-0001853, Register's Office Davidson County, Tennessee, the following two calls:

North 36 Degrees 10 Minutes 28 Seconds East a distance of 536.23 feet to an iron pin (set);

Thence North 32 Degrees 32 Minutes 06 Seconds East a distance of 301.89 feet to an iron pin set in the easterly line of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee as evidenced by deed of record at Instrument Number 20080502-0045006, Register's Offfice Davidson County, Tennessee;

Thence with the easterly line of said Metropolitan Government Property,
South 05 Degrees 44 Minutes 01 Seconds West a distance of 1017.83 feet to a point in the approximate centerline of Mill Creek;

Thence with the approximate centerline of Mill Creek,
South 52 Degrees 31 Minutes 42 Seconds West a distance of 405.89 feet to a Point;

Thence with the easterly line of the SAF Properties Property of record at Instrument Number 20060501-0049705, Register's Office Davidson County, Tennessee,
North 25 Degrees 37 Minutes 32 Seconds West a distance of 594.06 feet to an iron pin set in the southerly margin of Sunnywood Drive;

Thence with said margin of Sunnywood Drive, along a curve to the left having a radius of 1080.00 feet, through a central angle of 10 Degrees 54 Minutes 05 Seconds, an arc distance of 205.49 feet, said curve having a chord direction of North 79 Degrees 42 Minutes 13
Seconds East and a chord length of 205.18 feet to the Point of Beginning, containing 8.253 acres or 359,484 square feet more or less.

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