Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Metropolitan Government of Nashville and Davidson County 1 Public Square, Suite 106 Nashville, Tennessee 37201	Portion of 10600001700	Exempt
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Boulevard, 22nd Floor, Nashville, Tennessee 37243		

Davidson County DEEDQC
Recvd: 12/20/13 11:36 8 pgs
Fees:42.00 Taxes:0.00
20131220-0128711

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE STATE OF TENNESSEE** ("Grantor"), hereby sells, assigns, and quitclaims to **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("Grantee"), Grantee's successors and assigns, the real property described in Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein by reference (the "Property").

Grantee accepts the Property AS-IS, WHERE-IS, WITH ALL FAULTS. Grantor shall have no liability to Grantee or to any person claiming by or through Grantee relating in any way to current or future environmental conditions on the Property. Grantee shall be solely responsible for any costs whatsoever relating to any current or future environmental condition on the Property.

Grantor hereby reserves such easements across, under or through the Property as reasonably necessary to maintain, repair and replace existing utility lines and equipment serving Grantor's real property located adjacent to the Property. Grantor also hereby grants to Grantee such easements across, under or through Grantor's real property located adjacent to the Property as reasonably necessary to maintain, repair and replace utility lines and equipment serving the Property.

This is ***improved*** property located at 1212 Foster Avenue, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is –Exempt–.

Heather K. Iverson
Affiant

Subscribed and sworn to before me this 19th day of December, 2013.

Notary Public
My Commission Expires: _____

My Commission Expires

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17th day of December, 2013.

GRANTOR:

STATE OF TENNESSEE

By: _____
Robert E. Oglesby, Commissioner of the
Department of General Services

APPROVED:

_____
Robert E. Cooper, Jr. Attorney General

_____
Bill Haslam, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public for Davidson County, Robert E. Oglesby, Commissioner of the Department of General Services of the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that he is the Commissioner of the Department of General Services, and that he as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the State of Tennessee by himself as Commissioner.

Witness my hand and seal at office this the 16th day of December, 2013.

_____
Notary Public

My Commission Expires: _____

Exhibit A
Legal Description

TRACT 1

Being a tract of land lying in the 17th District of Davidson County, Nashville, Tennessee, being a portion of Lots 9 & 10 of A H Ford Plan as recorded in Plat Book 21, Page 51, Register's Office of Davidson County (RODC), being a portion of State of Tennessee – TPS as recorded in Deed Book 576, Page 50, RODC. Tract being bounded on the north, east and south by the remainder of said State of Tennessee – TPS, and bounded on the west by the eastern Right of Way (ROW) of Foster Avenue. Tract being more particularly described as follows:

POINT OF BEGINNING having Tennessee State Plane Coordinates of N: 655268.06, E: 1749499.31, being a set point lying on said ROW of Foster Avenue, being North 05°32'16" East 962.68 feet from a found concrete monument at the northeast ROW intersection of said Foster Avenue and Lyle Lane; thence along said ROW of Foster Avenue North 05°32'16" East 802.43 feet to a set point; thence leaving said ROW with the following; South 82°52'04" East 358.76 feet to a set point; thence North 13°48'35" East 26.59 feet to a set point; thence North 26°33'11" East 236.00 feet to a set point; thence North 06°06'35" East 45.71 feet to a set point; thence South 80°41'58" East 433.74 feet to a set point; thence South 06°30'19" West 1063.24 feet to a set point; thence North 84°00'41" West 862.41 feet to the point of beginning.

Tract contains 824,991 square feet or 18.94 acres.

TRACT 2

Being a tract of land lying in the 17th District of Davidson County, Nashville, Tennessee, being a portion of Lots 8 & 9 of A H Ford Plan as recorded in Plat Book 21, Page 51, Register's Office of Davidson County (RODC), being a portion of State of Tennessee – TPS as recorded in Deed Book 576, Page 50, RODC. Tract being bounded on the north, east, south and west by the remainder of said State of Tennessee – TPS. Tract being more particularly described as follows:

POINT OF COMMENCEMENT being a found concrete monument, being the common corner said State of Tennessee – TPS and Lot 1 of Best One Nashville Realty Subdivision as recorded in Instrument Number 201010290086600, RODC, being Best One Nashville Realty Partnership as recorded in Instrument Number 200704250049324, RODC; thence South 07°32'22" West 352.08 feet to the true and actual POINT OF BEGINNING having Tennessee State Plane Coordinates of N: 657229.37, E: 1751130.24; thence South 25°48'15" West 174.64 feet to a set point; thence South 32°06'23" West 81.22 feet to a set point; thence South 16°12'13" West 157.93 feet to a set point; thence North 79°32'46" West 148.29 feet to a set point; thence North 49°55'39" West 45.20 feet to a set point; thence South 39°19'55" West 85.27 feet to a set point; thence North 72°48'14" West 150.35 feet to a set point; thence South 84°53'25" West 113.63 feet to a set point; thence North 76°02'39" West 150.50 feet to a set point; thence North 10°25'57" East 597.35 feet to a set point; thence South 83°17'43" East 196.47 feet to a set point; thence South 65°23'27" East 180.79 feet to a set point; thence South 64°03'14" East 335.49 feet to a set point; thence South 50°48'35" East 40.30 feet to the point of beginning.

Tract contains 374,638 square feet or 8.60 acres.

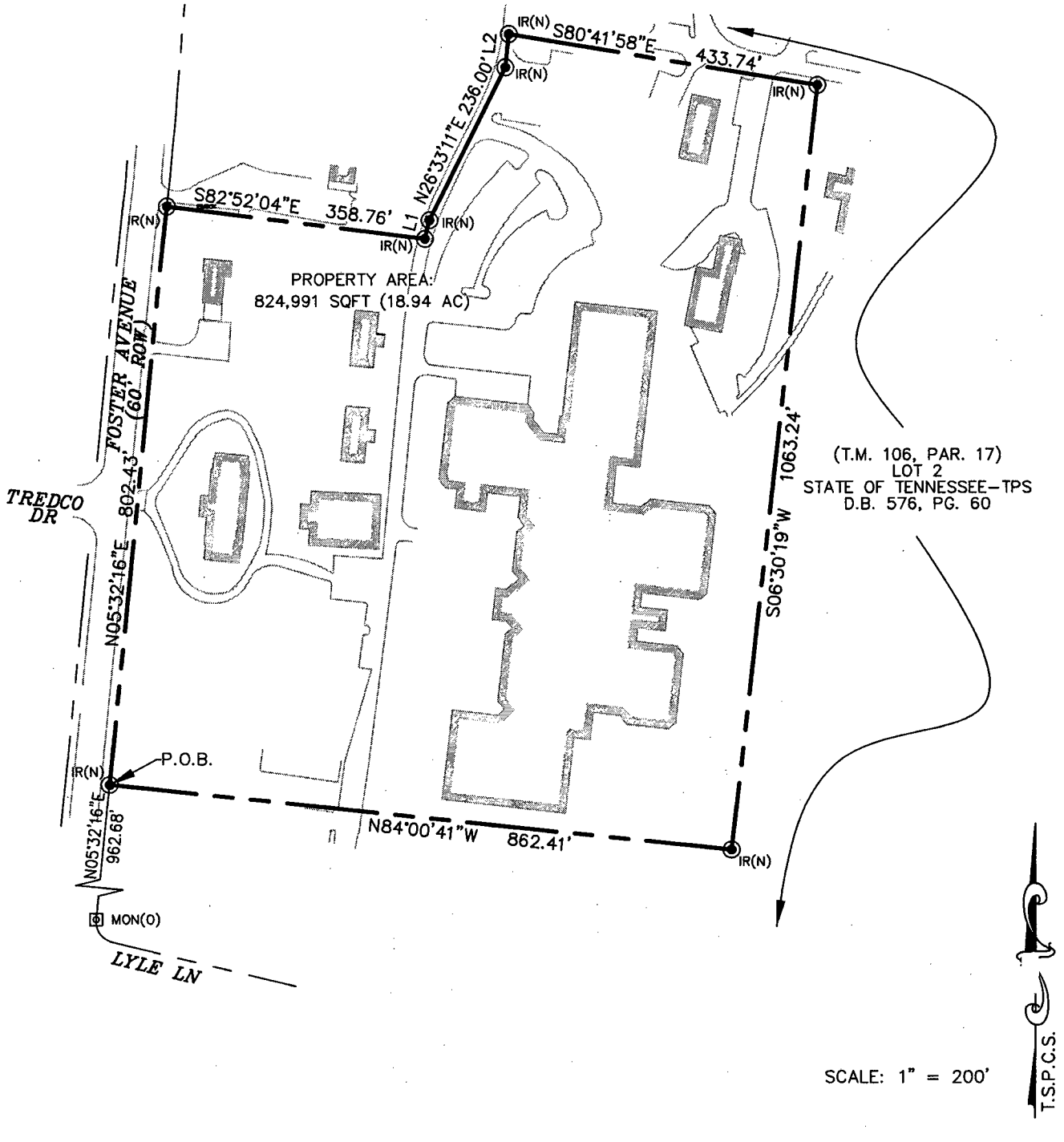
Bearings based on Tennessee State Plane Coordinate System. Descriptions based on a survey known as Project 20120129 dated March 21, 2013 prepared by Littlejohn Engineering Associates, 1935 21st Avenue South, Nashville, Tennessee 37212.

Tracts 1 and 2 being a portion of the same property conveyed to the State of Tennessee by Deeds of record in Book 106, page 218, Book 257, page 457, Book 576, page 59, Book 576, page 60, Book 1142, page 563, Book 1303, page 291, Book 1334, page 35, Book 1300, page 693 and Book 1198, page 330, Register's Office for Davidson County, Tennessee.

Exhibit B
Surveys

See attached

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.59'	N13°48'35"E
L2	45.71'	N06°06'35"E



LITTLEJOHN ENGINEERING ASSOCIATES

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

Project:
TPS COMPLEX
NASHVILLE, DAVIDSON CO., TN

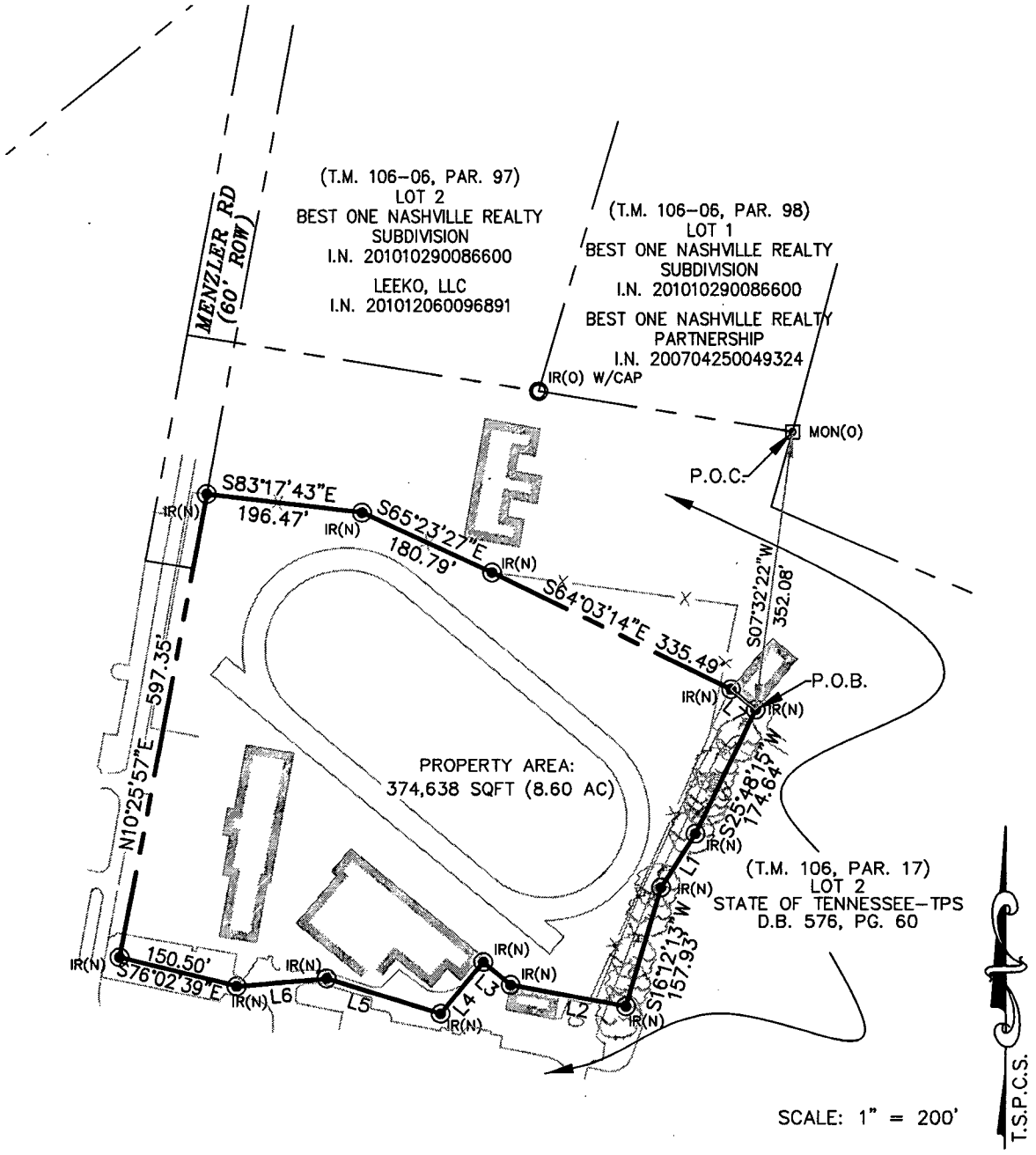
Title:
PROPERTY EXHIBIT

Proj. # 20120129

Date: 03/21/13

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LINE TABLE		
LINE	LENGTH	BEARING
L1	81.22'	S32°06'23"W
L2	148.29'	N79°32'46"W
L3	45.20'	N49°55'39"W
L4	85.27'	S39°19'55"W
L5	150.35'	N72°48'14"W
L6	113.63'	S84°53'25"W
L7	40.30'	S50°48'35"E



LITTLEJOHN ENGINEERING ASSOCIATES

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

Project:
TPS COMPLEX
NASHVILLE, DAVIDSON CO., TN

Title:
PROPERTY EXHIBIT

Proj. # 20120129

Date: 03/21/13

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True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg 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: 6/20/2017

Notary Seal:

