NEW OWNER:

Metropolitan Government of Nashville and Davidson County
PO Box 196300
Nashville, TN 37219

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1228

SEND TAX BILLS TO:

Exempt

Map 174 Parcel 006.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 12/31/13 13:53 5 pgs
Fees:27.00 Taxes:0.00
20131231-0131264

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGENT LAND, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

See Attached Exhibit A

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31 day of **December, 2013**.

REGENT LAND, LLC, a Tennessee limited liability company

By: DAVID TAYLOR, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DAVID TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that DAVID TAYLOR is Chief Manager of REGENT LAND, LLC, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office 31 day of **December, 2013**.

My commission expires: 3/28/2016

JONATHAN M. TINSLEY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee - Exempt.

AFFIANT

Sworn to and subscribed to before me 31st day of **December, 2013**.

My commission expires: 9-11-17

DIANNE R. SIMS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A
Legal Description

BEING A PARCEL OF LAND IN THE 32nd COUNCIL DISTRICT OF ANTIOCH, DAVIDSON COUNTY, TENNESSEE; BOUNDED ON THE NORTH BY THE WM. E. & STEVEN M. JONES, CO-TRS. PROPERTY AS RECORDED IN DB 762 PG 186. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF PETTUS RD. BOUNDED ON THE EAST BY THE REMAINING PORTION OF THE REGENT LAND, LLC. PROPERTY AS RECORD IN INSTRUMENT NO. 201009200074478. BOUNDED ON THE WEST BY THE RICHARD D. HARRINGTON PROPERTY AS RECORDED IN PL-00006200000887, R.O.D.C., TN AND BEING MORE PARTICULARLY DESRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT LOCATED IN THE NORTHERLY MARGIN OF PETTUS RD, SAID MONUMENT ALSO BEING THE SOUTHWEST CORNER OF THE RICHARD D. HARRINGTON PROPERTY AS DESCRIBED IN PL-00006200000887;

THENCE, SOUTH 89 DEGREES 07 MINUTES 57 SECONDS EAST, 78.83 FEET TO AN IRON PIN (SET) AT THE SOUTHWEST CORNER OF THE HEREIN DESCRBED PROEPRTY, THIS BEING THE TRUE POINT OF BEGINNING;

THENCE, NORTH 07 DEGREES 04 MINUTES 42 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMNET AT 5.11 FEET, AND PASSING THROUGH A FENCE POST AT 667.02 FEET, A TOTAL DISTANCE OF 720.45 FEET TO A POINT IN THE CENTER OF MILL CREEK, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE WM. E. & STEVEN M. JONES, CO-TRS. PROPERTY AS RECRODED IN DB 762 PG 186

THENCE, WITH SAID CREEK AND ALONG THE COMMON SOUTHERLY LINE OF THE WM. E. & STEVEN M. JONES, CO-TRS. PROPERTY AS RECRODED IN DB 762 PG 186, THE FOLLOWING CALLS:

SOUTH 69 DEGREES 18 MINUTES 54 SECONDS EAST, 209.18 FEET TO A POINT;

THENCE, SOUTH 71 DEGREES 01 MINUTES 19 SECONDS EAST, 247.99 FEET TO A POINT;

THENCE, SOUTH 75 DEGREES 38 MINUTES 38 SECONDS EAST, 299.11 FEET TO A POINT;

THENCE, SOUTH 79 DEGREES 42 MINUTES 27 SECONDS EAST, 157.08 FEET TO A POINT;

THENCE, SOUTH 55 DEGREES 09 MINUTES 47 SECONDS EAST, 51.51 FEET TO A POINT;

THENCE, SOUTH 27 DEGREES 34 MINUTES 32 SECONDS EAST, 49.91 FEET TO A POINT;

THENCE, LEAVING THE WM. E. & STEVEN M. JONES, CO-TRS. PROPERTY AS RECRODED IN DB 762 PG 186, AND CONTINUING WITH THE CENTER OF MILL CREEK THE FOLLOWING CALLS:

SOUTH 01 DEGREES 55 MINUTES 44 SECONDS WEST, 125.71 FEET TO A POINT;

THENCE, SOUTH 24 DEGREES 02 MINUTES 39 SECONDS WEST, 172.66 FEET TO A POINT;

THENCE, SOUTH 06 DEGREES 40 MINUTES 43 SECONDS WEST, 122.53 FEET TO A POINT IN THE NORTHERLY MARGIN OF PETTUS RD.

THENCE, LEAVING MILL CREEK AND CONTINUING WITH THE NORTHERLY MARGIN OF PETTUS RD. THE FOLLOWING CALLS:

NORTH 84 DEGREES 23 MINUTES 48 SECONDS WEST, 287.77 FEET TO A CONCRETE MONUMENT FOUND;

THENCE, SOUTH 05 DEGREES 36 MINUTES 12 SECONDS WEST, 13.00 FEET TO A CONCRETE MONUMENT FOUND;

THENCE, NORTH 84 DEGREES 23 MINUTES 48 SECONDS WEST, 167.90 FEET TO AN IRON PIN SET;

THENCE, WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 222.52 FEET, A RADIUS OF 1457.07 FEET, A CHORD BEARING OF NORTH 88 DEGREES 46 MINUTES 18 SECONDS WEST, A DISTANCE OF 222.30 FEET TO AN IRON PIN SET;

THENCE, SOUTH 86 DEGREES 51 MINUTES 12 SECONDS WEST, 270.74 FEET TO THE POINT OF BEGINNING;

CONTAINING, 541,671.98 sq. ft. or 12.44 acres more or less, according to survey by Jeffrey A. Leopard, R.L.S.# 2415, dated December 23, 2013.

BEING the same property conveyed to Regent Land, LLC, a Tennessee limited liability company, from Pinnacle National Bank, by Warranty Deed dated September 17, 2010 and of record in Instrument Number 20100920-0074478, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5748 Pettus Road, Antioch, Tennessee 37013.

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, Dianne R. Sims, 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.

DIANNE R. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Dianne R. Sims
Notary's Signature

My Commission Expires: 09-11-17