Davidson County DEEDWARR
Recvd: 01/28/14 14:59 3 pgs
Fees:17.00 Taxes:0.00
20140128-0007792

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

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

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	05300001000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael J. Nacarato, Jr., 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:

LAND situated in Davidson County, Tennessee, being described according to a survey by Dale & Associates, 516 Heather Place, Nashville, TN 37204, Ernest Medlin, Surveyor, RLS No. 283, dated September 7, 2011, as follows:

Commencing at a point situated in the southerly margin of Ryburn Drive, said point also being the northwest corner of Lot 11 on the Plat for Fairway View Subdivision, of record in Plat Book 2900, Page 41, in the Register's Office for Davidson County, Tennessee.

Thence, leaving said road, S 10 degrees 50'53" W, a distance of 297.87 feet to a concrete monument and the point of beginning of the herein described tract of land;

Thence, S 79 degrees 44'41" E, a distance of 327.81 feet to a concrete monument;

Thence, S 16 degrees 33'16" W, a distance of 174.92 feet to a concrete monument;

Thence, S 11 degrees, 59'27" E, a distance of 1337.29 feet to a concrete monument;

Thence, S 19 degrees 27'49" E, a distance of 88.53 feet to an iron rod;

Thence, S 28 degrees 46'49" E, a distance of 437.83 feet to an iron rod;

Thence, S 25 degrees 49'49" E, a distance of 589.45 feet to an iron rod;

Thence, S 72 degrees 06'14" W, a distance of 266.68 feet to an iron rod;

Thence, S 32 degrees 43'04" E, a distance of 883.16 feet to an iron rod;

Thence, S 44 degrees 13'32" W, a distance of 390.14 feet to an iron rod;

Thence, S 44 degrees 59'06" E, a distance of 313.89 feet to an iron rod;

Thence, S 37 degrees 00'22" W, a distance of 948.70 feet to an iron rod situated in the bank of the Cumberland River;

Thence, along said bank, N 68 degrees 05'13" W, a distance of 138.76 feet to an iron rod;

Thence, along said bank, N 35 degrees 33'20" W, a distance of 754.03 feet to an iron rod;

Thence, along said bank , N 37 degrees, 15'35" W, a distance of 1109.20 feet to an iron rod;

Thence, leaving said bank, N 10 degrees 51'45" E, a distance of 3124.04 feet to the point of beginning and containing 4,421,898.327 square feet or 101.513 acres of land.

Being a portion of the same property conveyed to Michael J. Nacarato, Jr. of record in Instrument No. 20110922-0073337, in the Register's Office for Davidson County, Tennessee.

This is unimproved property located at 0 Hurst Drive, Old Hickory, Tennessee 37138.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

1. Easement recorded in Instrument No. 20020116-0006645, Register's Office for Davidson County, Tennessee.

2. Greenbelt Assessment recorded at Instrument No. 20120201-009275, said Register's Office.

3. All right, title or claim of any character by the United States, state, local government or by the public generally in and to any portion of the land lying within the current or former bed of the Cumberland River, or below the ordinary high water mark, or between the cut banks of a stream navigable in fact or in law.

4. Right of riparian water rights owners to the use and flow of the water.

5. The consequence of any past or future change in the location of the bed

6. Any past or future change in the Cumberland River which forms the boundary of the land.

7. Any dispute arising over the location of the old bed.

8. Any variance between the between the boundary line as originally conveyed and the current boundary thereof as now used or occupied.

9. Rights of the upper or lower riparian owners in and to the free and unobstructed flow of water of said body of water.

10. Survey by Dale & Associates, dated September 7, 2011, Ernest Medlin, Surveyor, RLS No. 283 shows the following located within the boundaries of the subject property: a) wetland areas; b) beaver dams; c) swamp areas; d) floodway line; e) a fence along the portion of the northwesterly lot line; and f) a fence on the southerly lot line which encroaches onto lands owned by Golf Club Place, Phase I.

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 he 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 my hand on January 28, 2014.

Michael J. Nacarato, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2014, before me, the undersigned Notary Public, personally appeared Michael J. Nacarato, Jr., known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal, this 28th day of January, 2014.

Notary Public
My Commission Expires: 9-11-17

DIANNE R. SIMS
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 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