BILL GARRETT, Davidson County
Trans:T20140033059 DEEDWARR
Recvd: 05/13/14 10:57 3 pgs
Fees:18.00 Taxes:185.00

20140513-0040837

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Parks and Greenways Foundation, its successors and or assigns	Same as new owner	03800012600
	(NAME)	
117 30th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David E. Roys and wife, Pamela L. Roys, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tennessee Parks and Greenways Foundation, its successors and or assigns, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4207 Blue Berry Hill Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hand(s) this 5th day of May, 2014.

WARRANTY DEED
(Continued)

David E. Roys

Pamela L. Roys

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David E. Roys and wife, Pamela L. Roys, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

EXHIBIT "A"

Being a Parcel of land situated in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the East by Lot No. 1 on the Plat entitled: "Final Plat of the Roy's Blue Berry Hill Road Property" as of record in Instrument No. 201404170032336 in the Register's Office of Davidson County, Tennessee (R.O.D.C.,TN), bounded on the South by the Terri R. Knight and Ray Todd Knight Property, as of record in Deed Book 10653, Page 289-(R.O.D.C.,TN), bounded on the Southwest, West, and North by Beaman Park – The Metropolitan Government of Nashville and Davidson County, Tennessee Property, a portion of which being of record in Instrument No. 201008060062336-(R.O.D.C.,TN), and being more particularly described as follows:

Commencing at an Iron Rod (Set) in the westerly margin of Blue Berry Hill Road, said Iron Rod (Set) being located approximately 4,950 feet westerly along Blue Berry Hill Road from Old Hickory Boulevard;

Thence, a common line with the Terri R. Knight and Ray Todd Knight Property, as of record in Deed Book 10653, Page 289-(R.O.D.C.,TN), South 67°02'13" West, 200.00' to an Iron Rod (Set) the Point of Beginning (P.O.B.);

Thence, continuing with a common line with the Terri R. Knight and Ray Todd Knight Property, as of record in Deed Book 10653, Page 289-(R.O.D.C.,TN), South 67°02'13" West, 966.94' to an existing Iron Rod, said existing Iron Rod being the Northwest Property Corner of the Terri R. Knight and Ray Todd Knight Property, as of record in Deed Book 10653, Page 289-(R.O.D.C.,TN), and the most Southwesterly Property Corner of the tract described herein;

Thence, a common line with the Beaman Park – The Metropolitan Government of Nashville and Davidson County, Tennessee Property, a portion of which being of record in Instrument No. 201008060062336-(R.O.D.C.,TN), North 83°58'06" West, 660.00' to an Iron Rod (Set);

Thence, a common line with the Beaman Park – The Metropolitan Government of Nashville and Davidson County, Tennessee Property, a portion of which being of record in Instrument No. 201008060062336-(R.O.D.C.,TN), North 32°00'36" East, 313.47' to an Iron Rod (Set);

Thence, a common line with the Beaman Park – The Metropolitan Government of Nashville and Davidson County, Tennessee Property, a portion of which being of record in Instrument No. 201008060062336-(R.O.D.C.,TN), North 64°15'31" East, 528.05' to an existing Iron Rod;

Thence, a common line with the Beaman Park – The Metropolitan Government of Nashville and Davidson County, Tennessee Property, a portion of which being of record in Instrument No. 201008060062336-(R.O.D.C.,TN), North 77°07'33" East, 742.05' to an Iron Rod (Set), said Iron Rod (Set) being located South 77°07'33" West, 100.00' from an existing Iron Rod at the Northeast Property Corner of Lot 1 on the Plat entitled: "Final Plat of the Roy's Blue Berry Hill Road Property" as of record in Instrument No. 201404170032336-(R.O.D.C.,TN), being further identified as the David E. Roys and wife, Pamela L. Roys Property;

Thence with common lines with Lot 1 on the Plat entitled: "Final Plat of the Roy's Blue Berry Hill Road Property" as of record in Instrument No. 201404170032336-(R.O.D.C.,TN), being further identified as the David E. Roys and wife, Pamela L. Roys Property the following three (3) calls:

Thence, South 32°33'11" West, 289.56' to an Iron Rod (Set);

Thence, South 44°43'40" East, 117.35' to an Iron Rod (Set);

Thence, South 84°21'39" East, 255.93' to the Point of Beginning.

Containing 566,281 square feet or 13.00 Acres, more or less, according to a survey by Jeffrey K. Kimbro, Surveyor, Tennessee License 1756, dated May 1, 2014.

Access to the Subject Property is afforded via an 20-foot wide Ingress/Egress Access Easement (Private) as depicted on the Plat entitled: "Final Plat of the Roy's Blue Berry Hill Road Property" as of record in Instrument No.

201404170032336-(R.O.D.C.,TN), to which reference is hereby made for a more complete and accurate legal description of said 20-foot Ingress/Egress Access Easement (Private).

Being part of the same property conveyed to David E. Roys and wife, Pamela L. Roys by Warranty Deed from Joe T. Swafford and wife, Christine P. Swafford of record in Book 4516, Page 989, Register's Office of Davidson County, Tennessee.