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

THIS INSTRUMENT WAS PREPARED BY:

Davidson County DEEDWARR
Recvd: 05/28/14 16:07 5 pgs
Fees:27.00 Taxes:0.00
20140528-0045927

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	Map 174-00, Parcel 007.00 Map 173-00, Parcel 095.00, Map 173-00, Parcel 096.00

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, Jeffrey Ackerman, AKA Jeffrey L. Ackerman, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto The 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:

Tract 1:

Land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, being Lot No. 2 and part of Lot No. 3 on the Plan of the Kimbro Lands, as of record in Plan Book No. 1, Page 83, Chancery Court at Nashville, containing according to said plan 91 acres and 36 poles, be the same, more or less, and described as follows:

Beginning at a stake and Hickory Tree, the Southeast corner of the land of John Shacklett and the original Northwest corner of Lot No. 3; thence South 1 deg. West 30 poles to a point in the center of Mill Creek, in the East line of Lot No. 4, and the West line of Lot No. 3; thence down the center of said Creek North 76 deg. East 20 poles; thence North 70 deg. East, 26 poles; thence North 65 deg. East 12 poles; thence North 59 deg. East 12 poles; thence North 62 deg. East 19 poles to a point in the original North line of the Lot No. 3; thence leaving said creek, North 88-1/2 deg. East 30 poles to a stake; thence North 4-3/4 poles to a stone, a corner of the Ham lands; thence East 24 poles to another stone, also a corner of the Ham lands; thence North 88-4/10 poles to a stone in the West line of the Ham lands; thence West 67-1/2 poles to the center of Mill Creek; thence down said creek North 69 deg. West 24 poles; thence North 80 deg. West 44 poles to the Northwest corner of said Lot No. 2 in the center of said creek; thence South 1/2 deg. West 109-1/2 poles to the beginning.

Being the same property conveyed to J. W. Wisener and wife, Martha Scales Wisener, by Deed, of record in Book 3102, Page 373, Dated July 8, 1960, Register's Office for Davidson County, Tennessee, J. W. Wisener has since died. Martha Scales Wisener, who survived her husband, J. W. Wisener, and died April 15, 2003.

Included in the above but specifically excluded from this transaction and being described as follows:

Land in Davidson County, Tennessee and being Lot Number 1 on the plan of the Division of a portion of the Martha S. Wisener Land, Part 2 of record in Plat Book 5190, Page 562, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated July 20, 1981, and known as Job No. 81-134 as follows:

Beginning at an iron pin set in concrete on the Westerly margin of Pettus Road, said point of beginning being the Southeasterly corner of this tract and the Northeast corner of the George T. Stephens land of record in Deed Book 4009, Page 148, R.O.D.C., Tennessee; thence with the margin of said Pettus Road N 21 deg. 38' 36" W 26.68' to an iron pin; thence N 25 deg. 51' 20" W 200.02' to an iron pin; thence N 25 deg. 17' 03" W 115.14' to a concrete monument; thence leaving the margin of said Pettus Road S 88 deg. 53' 43" W passing a witness iron pin at 176.90' in all 221.90' to a point in the center of Mill Creek;

leaving the center of said creek and with the line of the aforesaid Stephens land S 84 deg. 18' 45" E passing a witness iron pin at 40.00' in all 452.38' to the point of beginning, containing 2.02 acres more or less.

Being the same property conveyed to Claude G. Wayman and wife, Mary Ellen Wayman by deed of record in Deed Book 5788, Page 796, Register's Office of Davidson County, Tennessee.

Included in the above but specifically excluded from this transaction and being described as follows:

Land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, being a part of Lot No. 2 and a part of Lot No. 3 on the Plan of the Kimbro Lands, of record in Plan Book No. 1, Page 83, Chancery Court at Nashville, and described as follows:

Parcel No. 1: Beginning at a point in the existing North margin of Pettus Road, said point being 27 feet left of Station 22+25; thence at right angles Northerly 13 feet to a point; thence Easterly 405.77 feet to a point 40 feet left of Station 26+30.77; thence with a curve to the right having a radius of 275.66 feet, 351.217 feet to a point 40 feet left of Station 29+31.02 ; thence South 5 deg. 30' West 168.98 feet to a point 40 feet left of Station 31+00; thence at right angles 20 feet Westerly to a point in the existing East margin of Pettus Road; thence with the existing East margin Northerly and Westerly 895 feet +/- to the point of beginning and containing 20,500 square feet.

Parcel No. 2: Beginning at a point in the existing South margin of Pettus Road, said point being 23 feet right of Station 22+25; thence at right angles to the existing South margin Southerly 12 feet +/- to a point; thence parallel to and 12 feet from the said South margin Easterly 405.77 feet +/- to a point; thence with a curve to the right with a radius of 200.66 feet for a distance of 255.66 feet to a point 35 feet right of centerline Station 29+31.02; thence South 5 deg. 30' West 168.98 feet +/- to a point 35 feet right of Station 31+00; thence at right angle 20 feet +/- Easterly to a point in the existing West margin of Pettus Road; thence along the existing margin of Pettus Road Northerly and Westerly 830 feet more or less to the point of beginning and containing 14,400 square feet.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed, from Martha Scales Wisener, of record in Book 6219, Page 125, Dated January 20, 1984, Register's Office for Davidson County, Tennessee, J. W. Wisener had since died.

Included in the above but specifically excluded from this transaction and being described as follows:

Land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, being Lot No. 2 and part of Lot No. 3 on the Plan of the Kimbro Lands, as of record in Plan Book No. 1, Page 83, Chancery Court at Nashville.

Beginning at a point in the East R.O.W. line of Pettus Road, said point being 200 feet more or less North of the North R.O.W. line of Preston Road. Thence N 79 deg. 22' 31" 571.52 feet to the West R.O.W. line of Preston Road, said line being the South boundary line of the Martha S. Wisener property according to a survey made by Bruce Rainey & Associates, of record in Book 5190, Page 519, Register's Office for Davidson County, Tennessee; thence following the said R.O.W. S 4 deg. 37' 41" W 10 feet; thence S 13 deg. 40' 32" W 41.58 feet; thence S 17 deg. 31' 34" W 44.07 feet; thence S 35 deg. 58' 52" W 63.94 feet; thence S 51 deg. 45' 52" W 50.74 feet; thence S 63 deg. 56' 15" W 50.14 feet; thence S 72 deg. 47' 09" W 62.13 feet; thence S 75 deg. 30' 30" W 252.57 feet to a point, which is approximately 25 feet East of the East R.O.W. line of Pettus Road; thence with a curve having a radius of 30.52", 41.89' N 25 deg. 51' 20" W 175.08 feet with Pettus Road, to the point of beginning. Containing 2.01 acres more or less.

Being the same property conveyed to James W. Wisener, Jr., by Warranty Deed, from Martha S. Wisener, a widow, of record in Book 8283, Page 240, Dated January 25, 1991, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS TRANSACTION AND DESCRIBED AS FOLLOWS:

A tract of land in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, generally described as follows; Bounded on the North by the properties of Judith B. Mosely and William E. and Steven M. Jones Co-Trustees, on the West by the property of Richard D. Harrington Jr., on the South by Pettus Road, and on the West by Preston Road, and more particularly described as follows: Beginning at an existing concrete monument in the Northerly right of way of Pettus Road, said point being the common property corner of herein described tract and lot one of the division of the Martha S. Wisener land, owned by James W. Wisener, and recorded in Plat Book 5190, Page 519, Register's Office for Davidson County, Tennessee, Thence with the Northerly margin of Pettus Road, the following 11 calls: N 25 deg. 17' 03" W 251.81' to an iron pin, thence along a curve to the right, having a radius of 975.00', a length of 205.23', a chord bearing and distance of N 19 deg. 15' 14" W, 204.86' to an iron pin, thence N 13 deg. 13' 25" W, 193.13' to a point which is located S 85 deg. 14' 42" E, 4.37' from an existing

concrete monument, thence N 76 deg. 46' 35" E, 15.00' to a point which is located S 13 deg. 18' 31" E, 2.37' from an existing concrete monument, thence N 13 deg. 13' 25" W 168.98' to an iron pin which is located S 15 deg. 14' 46" E, 12.50' from an existing concrete monument, thence Along a curve to the left, having a radius of 275.66', a length of 351.22' and a chord bearing and length of N 49 deg. 43' 25" W, 327.94' to a point which is located S 89 deg. 10' 31" W, 1.74' from an existing concrete monument, thence N 86 deg. 13' 25" W, 406.91' to an existing concrete monument, thence S 3 deg. 46' 35" W, 13.00' to an existing concrete monument, thence N 86 deg. 13' 25" W, 167.90' to an iron pin, thence along a curve to the left, having a radius of 1457.07', a length of 222.52', and a chord bearing and distance of S 89 deg. 24' 05" W, 222.30', thence S 85 deg. 01' 35" W, 270.74' to an iron pin, thence leaving the right of way of Pettus Road, and generally with a fence, and passing a concrete monument at 5.11', said monument being the southeast corner of a tract owned by Richard D. Harrington Jr. and shown as Lot 2-A on a Plat titled, Jesse Atkins Re-Sub, recorded in Plat Book 6200, Page 887, Register's Office for Davidson County, Tennessee, and along the Harrington property, and passing an existing fence post at 666.56' in all 720.45' total, to a point in the center of Mill Creek, said point being the Southwest corner of a tract owned by William E. and Steven M. Jones, Co-Trustees, thence with the Jones property and with the center of the creek, the following 6 calls S 70 deg. 07' 36" E, 209.18', thence S 71 deg. 50' 01" E, 247.99', thence S 76 deg. 27' 20" E, 299.11', thence S 80 deg. 31' 09" E, 157.08', thence S 55 deg. 58' 29" E, 51.51', thence S 28 deg. 23' 14" E, 40.91', thence Leaving the centerline of Mill Creek, and with the Jones property and a tract owned by Judith B. Mosely, recorded in Deed Book 11666, Page 757, Register's Office for Davidson County, Tennessee, and generally with a meandering fence and passing a 24" tree at a fence corner, at 139.27', and in all for a distance of 1212.33' to a corner post in the Westerly margin of Preston Road, thence Leaving the Mosely tract, and along the Westerly margin of Preston Road, and generally along a meandering fence the following 2 calls S 4 deg. 50' 39" W, 1081.71' to an iron pin, thence S 4 deg. 33' 42" W, 117.29' to an existing iron pin, thence Leaving the Westerly margin of Preston Road, and along the common property line with the tract owned by James W. Wisener, S 79 deg. 22' 31" W, 571.57' to the point of beginning, containing 1,712,216.16 sq. ft, or 39.31 acres more or less, according to a survey by E. Roberts Alley & Associates, dated December 4, 2006, and known as Job No. 2006-604PET.

Being the same property conveyed by Warranty Deed from William Henry Wisener, John Paul Wisener, Jesse Marvin Wisener, James William Wisener, Jr., Mary Ellen Wisener Wayman, Martha Jane Wisener McMurtry, Nellie Margaret Wisener Thomas and Dorothy Jean Wisener LeVaugh, heirs of the Estate of Martha Scales Wisener to Jeffery Ackerman, a single man as recorded on the 15th day of December, 2006 in Instrument No. 20061215-0154804, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Parcel 95:

Land in Davidson County, Tennessee, more fully described as follows:

Beginning at a point in the South boundary line of the property formerly owned by W.B. Phillips and wife, Bessie Phillips, as recorded in Deed Book 3929, Page 922. This point is 926 feet South of the Southerly ROW line of Pettus Road and the Southeast corner of Parcel 95 as recorded on Tax Map 173 Parcel 95.

Thence along the South boundary line Westerly 93.42 feet more or less to a point; thence North 05 deg. 08' 48" West 279.27 feet to a point. (Said point begins in the old North-South boundary line of Parcel 94 and 95 of Tax Map 173). Thence North 17 deg. 08' 47" West 109.94 feet to a point; thence North 07 deg. 25' 46" East 40 feet to a point; thence North 20 deg. 33' 48" East 179.68 feet to a point. (This point being in the old North-South boundary line of Parcel 94 and 95 of the Tax Map 173).

Thence following said old boundary line North 06 deg. 32' 19" East 260.09 feet to the South ROW line of Pettus Road; thence along Pettus Road South ROW line in a Northeast direction 170 feet more or less to the Northeast corner of Parcel 95 on Tax Map 173; thence Southerly South 06 deg. 32' 19" West 926 feet more or less to the point of beginning. Containing three (3) acres more or less.

Parcel 96:

Land in the 31st Councilmatic District, formerly 5th Civil District, being part of the property conveyed to E.D. Reynolds and wife, to W.B. Phillips and Bessie Phillips by deed of record in Book 381, Page 385, Register's Office for Davidson County, Tennessee, described according to a survey made by William Collier Parrish & Associates, December 5, 1963, as follows:

Beginning at a point in the Southerly margin of Pettus Road at the Northeast corner of Wisener Property and the Northeast corner of Tibbs property; thence with the dividing line between Wisner and Tibbs, South 0 deg. 30' West 1093 feet, more or less to a point; thence North 89 deg. 30' West 580 feet, more or less to a point; thence North 926 feet, more or less to the Southerly margin of Pettus Road; thence with said margin of Pettus Road, Eastwardly 590 feet, more or less to the point of beginning, containing 13.1 acres,

more or less.

Being the same property conveyed by Warranty Deed from Charles G. Ellis, married to Jeffery L. Ackerman, unmarried as recorded on the 18th day of August, 2005 in Instrument No. 20050818-0098386, in the Register's Office of Davidson County, Tennessee.

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 GRANTEES 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 our hands on May 28 ____ 2014.

Jeffery Ackerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Jeffrey Ackerman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as his free act and deed.

Witness my hand and official seal on May 28, 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