This Instrument Was Prepared By:
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Post Office Box 527
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Goodlettsville, Tennessee 37070
(615) 859-1328

Conveyance to The Metropolitan Government of Nashville and Davidson County, Tennessee
EXEMPT

Davidson County DEEDWARR
Recvd: 06/18/14 13:32 6 pgs
Fees:32.00 Taxes:0.00
20140618-0053197

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Metropolitan Government of Nashville and Davidson, Tennessee 222 Third Avenue North Nashville, Tennessee 37201	EXEMPT	069-08-0-001.00 069-04-0-234.00 069-04-0-236.00 069-04-0-237.00 069-04-0-238.00 069-04-0-239.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROSE M. GARRETT, an unmarried resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, hereby transfers and conveys unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE ("Grantee"), its successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is unimproved property located on West Hamilton Road, Nashville, Tennessee.

The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD the Subject Property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Subject Property in fee simple, has good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds herself and her heirs to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons.

BY GRANTOR'S EXECUTION AND DELIVERY AND GRANTEE'S ACCEPTANCE AND RECORDATION OF THIS WARRANTY DEED, GRANTEE AGREES THAT WITH RESPECT TO THE SUBJECT PROPERTY, GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR (OTHER THAN GRANTOR'S WARRANTY OF TITLE AS SET FORTH HEREIN). GRANTEE FURTHER AGREES THAT IT HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE SUBJECT PROPERTY THAT IT DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS SOLELY RELYING UPON THE SAME, AND HEREBY ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE AGREES THAT IT HAS TAKEN WHATEVER ACTION AND PERFORMED WHATEVER INVESTIGATIONS AND STUDIES GRANTEE DEEMS NECESSARY TO SATISFY ITSELF AS TO THE CONDITION OF THE SUBJECT PROPERTY AND THE EXISTENCE OR NONEXISTENCE OF, OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO, ANY HAZARDOUS AND/OR TOXIC SUBSTANCES ON OR DISCHARGED TO OR FROM THE SUBJECT PROPERTY.

With regard to any Greenbelt rollback taxes attributable to any of the parcels included in this transfer, pursuant to Tennessee Code Annotated § 67-5-1008, this transfer is considered to be an involuntary transfer and Grantee agrees it is responsible for any Greenbelt rollback taxes which may be assessed.

<Signature and notary acknowledgment appear on the following page>

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of June 18, 2014.

GRANTOR:

Rose M. Garrett

ROSE M. GARRETT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, ROSE M. GARRETT, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 18 day of June, 2014.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES:
DECEMBER 18, 2017

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

TRACT I

LAND in Davidson County, and being part of Tract No. 8 on the map of Fairview Subdivision, as of record in Book 974, page 41, in the Register's Office for Davidson County, described according to a survey made in May, 1939, by Blanchard and Parrish, Engineers, as follows:

BEGINNING in the center of Whites Creek, where Drake's Branch empties into said Creek, and running thence North 17 degrees 15 minutes East 238 feet to a stake on the east bank of Drake's Branch; thence North 32 degrees 30 minutes East 187.9 feet; thence North 28 degrees 55 minutes West 672.6 feet to a stake on the west bank of Drake's Branch, a corner of Lot No. 8 of Block "HH," Fairview Subdivision, Revised Plan; thence up Drake's Branch, with the center thereof, North 53 degrees 01 minutes East 233.9 feet, North 78 degrees 29 minutes East 233.5 feet, and North 10 degrees 49 minutes East 252.6 feet to West Hamilton Road, the northeast corner of Lot No. 10 of said Block "HH"; thence with the southerly margin of West Hamilton Road, South 85 degrees 11 minutes East 1,392 feet to the beginning of a 20-degree curve to the right, and with said curve 150 feet, South 52 degrees 09 minutes East 207.7 feet to the beginning of a 30-degree curve to the left, and with said curve 110.6 feet, South 81 degrees 45 minutes East 506.5 feet to the northwest corner of Lot No. 1, being 200 feet westerly from the westerly margin of the State Highway 112; thence South 8 degrees 15 minutes West, with the western line of Lots Nos. 1 and 2 (a part of said Tract No. 8, Fairview Subdivision, Revised Plan) 200 feet to the southwest corner of said Lot No. 2; thence South 81 degrees 45 minutes East, with the southern line of said Lot No. 2, 200 feet to Tennessee Highway No. 112; thence with the westerly margin of said Highway No. 112; South 8 degrees 15 minutes West 180.9 feet, North 81 degrees 45 minutes West 5 feet; South 8 degrees 15 minutes West 200 feet, North 81 degrees 45 minutes West 5 feet and South 8 degrees 15 minutes West 146 feet to the center of Whites Creek; thence down said Whites Creek and with the center thereof, North 75 degrees 22 minutes West 260 feet, South 78 degrees 02 minutes West 479 feet and North 51 degrees 31 minutes West 380 feet, South 87 degrees 37 minutes West 285 feet, South 35 degrees 30 minutes West 294.9 feet, North 73 degrees 20 minutes West 607 feet and North 88 degrees 28 minutes West 571.9 feet to the beginning, containing 79 acres more or less.

BEING the same property conveyed to Rose Garrett by deed of record in Instrument No. 20060913-0113122, said Register's Office.

<*Exhibit A* continues on the following page>

TRACT II

LAND in Davidson County, Tennessee, being part of Tract No. 8 on the map of Fairview Subdivision, as of record in Book 974, page 41, in the Register's Office for Davidson County, as revised in Book 1130, page 54, said Register's Office, to which plan reference is hereby made for a more complete and accurate description, and being land in Davidson County, Tennessee, known as Lots 1 – 4 on the Subdivision of a portion of Tract 8, Fairview Subdivision, as revised in instrument No. 20061016-0127938. Also being Lot 1 on Scalf's Plan of record in instrument No. 20060403-0037598, said Register's Office.

BEING part of the same property conveyed to Rose Garrett by deed of record in Instrument No. 20060913-0113122, said Register's Office.

<End of Exhibit A>

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