BILL GARRETT, Davidson County
Trans:T20140071096 DEEDWARRSP
Recvd: 09/23/14 10:53 7 pgs
Fees:38.00 Taxes:927.31
20140923-0087171

SPECIAL WARRANTY DEED

FROM: Kathryn B. Cheek,
Grantor

TO: Friends of Radnor Lake,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
P.O. Box 40324 Nashville, TN 37204-0324	(New Owner)	Part of 145-08-0-024.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand Six Hundred Twenty-three and No/100 Dollars ($250,623.00).

Kathryn B. Cheek
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of July, 2014.

Brenda Reynolds
Notary Public

My Commission Expires: 5-5-15

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

12329N:130768:1051583:1:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kathryn B. Cheek (also known as Kathryn Bumgarner Cheek) ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Friends of Radnor Lake, Inc., a Tennessee non-profit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), but excepting and reserving unto the Grantor, her heirs, successors and assigns, a perpetual and exclusive ingress and egress right of way easement on that certain portion of the Property more particularly described on Exhibit C attached hereto (the "Easement Tract") for the benefit of Grantor's other lands contiguous with the Property. Grantor shall have the right to maintain, pave, repave, surface, light, install security gating on, landscape and otherwise improve the Easement Tract for its purpose as an ingress and egress right of way. Grantor may also allow parking along the Easement Tract for private events at Grantor's other lands contiguous with the Property.

The Property is unimproved property known as approximately 15.19 acres of land on Clonmel Road in Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 7th day of July, 2014.

KATHRYN B. CHEEK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda Reynolds, a Notary Public of said County and State, personally appeared KATHRYN B. CHEEK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 7th day of July, 2014.

Notary Public

My Commission Expires: 5-5-15

BRENDA REYNOLDS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Property Description

A tract of land in the 34th District, Davidson County, Tennessee. Tract being bounded on the southeast by the western right-of-way (ROW) of Clonmel Road (a 50' public ROW), on the south and west by the State of Tennessee as recorded in Instrument No. 20101118-0092213, Register's Office Davidson County, Tennessee, (RODC), on the west by Friends of Radnor Lake as recorded in Instrument No. 20050926-0114808, RODC, and on the northeast by Lot 10 for the Plan of Lealand Manor Fifth Addition Block "A" not of record, also being Joseph R. and Elizabeth B. Wheeler as recorded in Instrument No. 20060619-0072984, RODC, by Lot 11 of the Plan of Lealand Manor Fifth Addition Block "A", also being Kenneth B. Levitan as recorded in Book 10324, Page 188, RODC and by Lot 12 of the Plan of Lealand Manor Fifth Addition Block "A", also being R. E. McAdams as recorded in Book 2492, Page 615, RODC. Tract being described as follows:

POINT OF BEGINNING being a concrete monument at the southeastern corner of said Lot 12 and being on the northern ROW of said Clonmel Road and having a Tennessee State Plane Coordinate (NAD 83) of N. 633836.15, E. 1735628.97; thence along said ROW South 54° 37' 37" West 44.65 feet to a iron rod new; thence South 57° 29' 47" West 208.04 feet to a iron rod new; thence south 54° 06' 10" West 68.07 feet to a 3/4" iron rod old; thence South 51° 12' 54" West 47.77 feet to a iron rod old with a Bell cap on the common line of the said State of Tennessee tract; thence along said common line North 71° 56' 14" West 360.26 feet to a point; thence North 78° 43' 44" West 176.11 feet to a iron rod old with a Womble cap; thence South 80° 11' 02" West 148.01 feet to a iron rod old with a Womble cap; thence South 76° 44' 09" West 117.56 feet to a iron rod old with a Womble cap; thence South 47° 34' 12" West 448.67 feet to a iron rod old with a Womble cap; thence South 73° 34' 06" West 97.48 feet to a iron rod old with a Womble cap; thence North 71° 53' 25" West 51.50 feet to a iron rod old with a Womble cap; thence North 29° 07' 05" West 63.05 feet to a iron rod old with a Womble cap; thence North 01° 45' 59" West 130.83 feet to a iron rod old with a Womble cap; thence North 28° 28' 13" East 184.96 feet to a iron rod old with a Womble cap; thence North 37° 57' 03" East 263.95 feet to a iron rod old with a Bell cap; thence leaving said common line with a new severance line South 88° 31' 17" East 211.03 feet to a iron rod new; thence North 81° 53' 15" East 164.40 feet to a iron rod new; thence North 59° 39' 12" East 61.49 feet to a iron rod new; thence North 12° 10' 47" East 179.99 feet to a iron rod new; thence North 08° 16' 11" East 136.19 feet to a iron rod new; thence North 46° 13' 24" West 199.23 feet to a iron rod new; thence North 61° 17' 59" West 186.51 feet to a iron rod old with a Bell cap and having a Tennessee State Plane Coordinate (NAD 83) of N. 634551.82, E. 1734429.13; thence continuing with the said common line of the Friends of Radnor Lake tract North 74° 12' 36" East 275.95 feet to a iron rod old with a Bell cap on the southwestern line of the said Plan of Lealand Manor Fifth Addition Block "A"; thence continuing along said Plan of Lealand Manor Fifth Addition Block "A" South 49° 03' 55" East 45.55 feet to a concrete monument old; thence South 38° 57' 39" East 179.53 feet to a 4" concrete monument old; thence South 40° 37' 50" East 214.61 feet to a 4" concrete monument old; thence South 49° 42' 32" East 201.65 feet to a 4" concrete monument old; thence South 56° 22' 22" East 343.04 feet to a 4" concrete monument old; thence South 56° 23' 49" East 249.50 feet to the point of beginning.

Containing 661,693 square feet or 15.19 acres.

Being part of the same property conveyed to JOHN H. CHEEK, JR. AND WIFE, KATHRYN B. CHEEK, AS TENANTS IN COMMON by quitclaim deed from JAMES C. GOOCH of record in Book 11410, Page 343, dated February 15, 1999, RODC. JOHN H. CHEEK, JR. died testate on or about February 19, 2002. KATHRYN BUMGARDNER CHEEK AND MELLON TRUST OF DELAWARE, N.A., CO-TRUSTEES OF THE REVOCABLE TRUST OF JOHN H. CHEEK, JR. DATED OCTOBER 23, 1989, have subsequently conveyed one-half undivided interest in said property to KATHRYN BUMGARDNER CHEEK AND MELLON TRUST OF DELAWARE, N.A., CO-TRUSTEES OF THE JOHN H. CHEEK, JR. GST NON-EXEMPT MARITAL TRUST, IT SUCCESSORS AND ASSIGNS, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY by Trustee's quitclaim deed of record in Instrument No. 20060501-0049278, dated March 8, 2006, RODC; such one-half undivided interest was conveyed by KATHRYN BUMGARDNER CHEEK AND MELLON TRUST OF DELAWARE, N.A., CO-TRUSTEES OF THE JOHN H. CHEEK, JR. GST NON-EXEMPT MARITAL TRUST to KATHRYN BUMGARDNER CHEEK by Trustee's quitclaim deed, dated March 17, 2014, of record in Instrument No. 20140320-0022921, RODC.

The above description was prepared by Robert M. Searson, TN RLS #1666, Littlejohn Engineering Associates, 1935 21st Avenue South, Nashville, TN 37212.

EXHIBIT B

Encumbrances

1. Taxes for 2014 constitute a lien, but are not yet due and payable.

2. Restrictive Covenants of record in Book 1807, page 457, Register's Office for Davidson County, TN

3. Application for Greenbelt Assessment of record in Book 9343, page 403, said Register's Office.

4. Conservation Easement of record as Instrument No. 20140822 – 0076964, said Register's Office.

EXHIBIT C

Easement Tract

A easement running on, over and across s tract of land in the 34th District, Davidson County, Tennessee, being the Kathryn B. Cheek and Mellon Trust as recorded in Inst. 200605010049278, Register's Office Davidson County, Tennessee,(RODC) and being bounded on the south by the western Right of Way (ROW) of Clonmel Road (a 50' public ROW) and on the south by the State of Tennessee as recorded in Inst. 201011180092213, RODC. Easement being described as follows:

POINT OF COMMENCEMENT being a concrete monument at the southeastern corner Lot 12 of the Plan of Lealand Manor Fifth Addition Block "A" not of record also being the R.E. McAdams tract as recorded in Book 2492, Page 615, RODC and being on the northern ROW of said Clonmel Road and having a Tennessee State Plane Coordinate (NAD 83) of N. 633836.15, E. 1735628.97; thence along said ROW South 54°37'37" West 44.65 feet to a iron rod new; thence South 57°29'47" West 208.04 feet to a iron rod new; thence South 54°06'10" West 68.07 feet to a ¾" iron rod old at the POINT OF BEGINNING; thence South 51°12'54" West 46.92 feet to a iron rod old with a Bell cap on the common line of the said State of Tennessee tract; thence along said common line North 71°56'14" West 96.64 feet to a point; thence leaving said common line North 51°32'58" West 76.17 feet to a point; thence with a curve to the left having a length of 81.66 feet, a radius of 179.68 feet, a central angle of 26°02'28" and a chord bearing and distance of North 63°53'16" West 80.96 feet to a point; thence North 72°43'09" West 123.39 feet to a point; thence North 69°00'51" West 277.87 feet to a point; thence North 72°27'49" West 57.22 feet to a point; thence with a curve to the left having a length of 40.75 feet, a radius of 83.80 feet, a central angle of 27°51'29" and a chord bearing and distance of North 83°49'58" West 40.34 feet to a point; thence with a curve to the right having a length of 96.68 feet, a radius of 101.96 feet, a central angle of 54°19'44" and a chord bearing and distance of North 76°45'54" West 93.10 feet to a point; thence North 45°12'41" West 55.13 feet to a point on the common line of proposed 5.02 acre Cheek tract; thence along said common line South 88°31'17" East 3.55 feet to a point; thence North 81°53'15" East 104.64 feet to a point; thence South 31°15'49" East 29.66 feet to a point; thence leaving said common line with a curve to the right having a length of 64.27 feet, a radius of 133.80 feet, a central angle of 27°31'19" and a chord bearing and distance of South 84°11'56" East 63.65 feet to a point; thence South 72°27'49" East 57.74 feet to a point; thence South 69°00'51" East 277.76 feet to a point; thence South 72°43'09" East 120.06 feet to a point; thence with a curve to the right having a length of 97.15 feet, a radius of 229.68 feet, a central angle of 24°14'08" and a chord bearing and distance of South 64°18'23" East 96.43 feet to a point; thence South 51°33'01" East 100.66 feet to a point; thence with a curve to the left having a length of 63.36 feet, a radius of 110.25 feet, a central angle of 32°55'39" and a chord bearing and distance of South 66°57'27" East 62.49 feet to a point; thence South 83°03'23" East 24.53 feet to the point of beginning.

Containing 44,091 square feet or 1.01 acres.

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