THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C.
315 Deaderick St, Suite 1700
Regions Center
Nashville, TN 37238

Davidson County	DEEDWARR
Recvd: 11/19/14 11:46	5 pgs
Fees:27.00 Taxes:0.00	
20141119-0106666	

CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY-EXEMPT

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Metropolitan Government of Nashville and Davidson County	Exempt	106-060
(NAME)	(NAME)	Parcels: 083.00
P.O. Box 196300		
(ADDRESS)	(ADDRESS)	087.00
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned SOLITUDE DEVELOPMENT, LLC, a Tennessee limited liability company hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described on Exhibti A attached hereto:

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, forever. The GRANTOR covenants with said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit B attached hereto. The GRANTOR does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said land to the 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.

(Signature is on the attached page.)

Witness the executions of the Grantor this 18th day of November, 2014.

SOLITUDE DEVELOPMENT, LLC

By: _____

Alan R. Sielbeck, Chief Manager

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Erica Martinez, a Notary Public in and for the County and State aforesaid, personally appeared Alan R. Sielbeck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Solitude Developer, LLC, a limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand and official seal at office this 18th day of November, 2014.

My Commission Expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Erica Martinez

Notary Public

EXHIBIT A

TRACT NO. I:

Being Lot No. 1 of P'Pool Heights, Section I, of record in Book 3842, Page 120, at the Register's Office of Davidson County, Tennessee, and more particularly described according to a survey made by Charles E. Moseley, Jr., Registered Land Surveyor No. 778, dated July 24, 1998, as follows:

Beginning at an iron pin in the north right-of-way of Murfreesboro Road, same being the southeast corner of the Rock City Realty Company tract of record in Book 3617, Page 457, and being the southwest corner of the herein described tract, thence with the Rock City Realty Company tract for the next two calls, N 13 deg. 41' 32" E, 332.49 feet to a point, thence N 71 deg. 23' 00" W, 193.20 feet to a point, thence N 01 deg. 50' 00" E, 44.30 feet to a point, thence N 08 deg. 07' 00" E, 108.50 feet to a point, thence N 50 deg. 10' 00" E, 87.50 feet to a point in the south right-of-way of P'Pool Avenue, thence with said right-of-way for the next two calls, along a curve to the left having a radius of 474.70 feet, a central angle of 25 deg. 56' 00", a chord of S 59 deg. 32' 00" E, 213.03 feet, for a length of 214.86 feet to a point, thence S 72 deg. 30' 00" E, 455.00 feet to a point, thence with the west boundaries of Reserved Parcel "C" of record in Plat Book 3842, Page 241, and the D. B. P'Pool, Jr. and Third National Bank tract of record in Book 7742, Page 498, S 19 deg. 12' 00" W, 524.75 feet to a point in the north right-of-way of Murfreesboro Road, thence with said right-of-way for the next two calls, along a curve to the right having a radius of 11,449.20 feet, a central angle of 00 deg. 52' 50", a chord of N 71 deg. 03' 18" W, 175.95 feet, for a length of 175.96 feet to a point, thence N 70 deg. 36' 53" W, 273.62 feet to the point of beginning, containing 285,891 square feet or 6.563 acres.

TRACT II:

A tract of land being the westerly portion of Reserved Parcel "C" of Section One of P'Pool Commercial Subdivision, of record in Book 3842, Page 241, and of the D. B. P'Pool, Jr. and Third National Bank tract of record in Book 7742, Page 498, at the Register's Office of Davidson County, Tennessee, and more particularly described according to a survey made by Charles E. Moseley, Jr., Registered Land Surveyor No. 778, dated July 24, 1998, as follows:

Beginning at a point on the north right-of-way of Murfreesboro Road, same being the southeast corner of Lot 1 of P'Pool Heights, Section I of record in Book 3842, Page 120, and being the southwest corner of the herein described tract, thence with the east boundary of said Lot 1, N 19 deg. 12' 00" E, 524.75 feet to a point on the south right-of-way of P'Pool Avenue, thence with said right-of-way S 72 deg. 30' 00" E, 110.47 feet to a point, thence with a new line S 18 deg. 17' 00" W, 526.28 feet to a point on the north right-of-way of Murfreesboro Road, thence with said right-of-way for the next two calls, N 71 deg. 43' 00" W, 74.61 feet to a point, thence along a curve to the right having a radius of 11,449.20 feet, a central angle of 00 deg. 13' 17", a chord of N 71 deg. 36' 21" W, 44.24 feet, for a length of 44.24 feet to the point of beginning, containing 60,250 square feet or 1.383 acres.

Being part of the same property conveyed to Solitude Development, LLC, by deed from 600 Murfreesboro Road, LLC, of record as Instrument No. 20110113-0003613, dated January 11, 2011, said Register's Office.

EXHIBIT B

1. Taxes for 2015 and subsequent years (unless exempt).
2. Matters shown on the Plan of record in Book 3842, page 120, said Regiser's Office. (Tract No. I)
3. Matters shown on the Plan of record in Book 3842, page 241, said Regiser's Office. (Tract No. II)
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4264, page 199, said Register's Office.

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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, 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.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017