Davidson County DEEDWARRSP
Recvd: 12/16/14 14:08 6 pgs
Fees:33.00 Taxes:3108.00
20141216-0115011

This Instrument Prepared By:
D. Matthew Foster
Harwell Howard Hyne Gabbert & Manner, P.C.
333 Commerce Street, Suite 1500
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Young Men's Christian Association of Middle Tennessee 1000 Church Street Nashville, TN 37203	Same	Part of 07210020100

SPECIAL WARRANTY DEED
WITH RESERVATION OF EASEMENTS

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES A. CROSSMAN**, unmarried, the Grantor herein, has bargained and by these presents does transfer and convey unto the **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE**, a Tennessee non-profit corporation, the Grantee herein, its successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land located in the Seventh Councilmanic District of Davidson County, Tennessee, more particularly described on **Exhibit A**, attached hereto and incorporated herein (the "**Property**").

This is unimproved property generally located at 2618 Gallatin Pike, Nashville, Tennessee.

Said Property is conveyed subject to matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

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

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.

GRANTOR does covenant and bind himself, his heirs, successors and assigns to warrant specially and forever defend the title to the said Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered effective on December 12, 2014.

JAMES A. CROSSMAN

By: James A Crossman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared JAMES A. CROSSMAN, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on December 12, 2014.

David A. Childress
Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $840,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this December 16, 2014.

Notary Public
My Commission Expires: 9-10-18

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

EXHIBIT A

Legal Description

Land in the Seventh Councilmanic District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823 dated October 13, 2014 and known as Job No. 110030 as follows:

Beginning at an iron pin, said point of beginning being the Southeast corner of this tract and also being in the line of Neldia Heights of record in Book 2663, page 47 R.O.D.C., Tn., and also being the Southeast corner of Lot one of Mrs. Lucinda Litton's Land of record in Book 421, page 108 R.O.D.C., Tn. of which this is a part; thence with the southerly line of Lot one and in part with the northerly line of an alley N82°53'52"W 620.48' to an iron pin set; thence severing Lot 1 N23°27'25"E 237.94' to an iron pin set in the southerly line of the YMCA property of record in Book 2807, page 141 R.O.D.C., Tn. ; thence with the YMCA southerly line S66°21'20"E 617.23' to an existing iron pin; thence leaving the YMCA and with the line of the said Neldia Heights S43°07'51"W 65.00' to the point of beginning, containing 2.06 acres more or less.

Being a part of the same property conveyed to James A. Crossman from Nashville Properties, Inc., a Texas corporation, by warranty deed dated June 26, 2013, of record in Instrument No. 20130628-0066618, Register's Office for Davidson County, Tennessee.

Grantor reserves a 30' public utility and drainage easement along the southerly property line of the above described tract and reserves an easement for construction of Storm Water Detention/Retention facilities as may be required by Metro Nashville for future development of the Grantor's remaining property.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters as shown on plat of record in Plat 421, Page 108, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 3312, Page 312, Register's Office for Davidson County, Tennessee.

4. Easement for Right of Way of Gallatin Road Interurban Railway (now abandoned) of record in Book 2106, page 401, and in Book 6033, page 110, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

