Davidson County DEEDWARRSP
Recvd: 01/15/15 14:58 4 pgs
Fees:22.00 Taxes:0.00
20150115-0004419

FROM: **HCA REALTY, INC.**, a Tennessee corporation

TO: **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**, a municipal corporation and political subdivision of the State of Tennessee

Address of New Owner:
P.O. Box 196300
Nashville, TN 37219-6300
Attn: Public Property Administration

Send Tax Bills to:
Same as New Owner

Map-Parcel No.
092-10-0
Parcels 302 and 435

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, LLP, 511 Union Street, Suite 2700, Nashville, TN 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from the transfer tax pursuant to TCA § 67-4-409(f).

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2015.

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-17

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HCA REALTY, INC.**, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**, a municipal corporation and political subdivision of the State of Tennessee, hereinafter called the GRANTEE, its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Real Property"), to wit:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

This is unimproved property with an address of 26th Avenue North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Real Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns forever, subject only to any and all encumbrances, covenants, conditions, restrictions, easements and matters that are of record in the Register's Office for Davidson County, Tennessee that may affect the Real Property (collectively, the "Permitted Encumbrances").

GRANTOR further covenants and binds itself and its representatives, heirs and assigns to warrant specially and forever defend the title to the Real Property to GRANTEE, its successors or assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Encumbrances), but not further or otherwise.

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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 15 day of January, 2015.

GRANTOR:

HCA REALTY, INC., a Tennessee corporation

By: _____

Print Name: Nicholas L. Paul

Print Title VP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Nick Paul, with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the VP of **HCA REALTY, INC.**, the within named bargainor, a Tennessee corporation and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said VP as such VP.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 15 day of January, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 9/19/18

GEORGE R WOODS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit A
(To Special Warranty Deed)

Legal Description of the Real Property

Being a certain tract or parcel of land lying and being in the 21st Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and identified as Metro PIDs #09210030200 and #09210043500 and being a portion of the HCA Realty, Inc. property recorded in Deed Book 6795, Page 522 and Instrument Number 200203080029501, R.O.D.C.T., and being more particularly described as follows:

Beginning at a ½" Rebar (N) w/ Thornton Cap where the rights-of-way of 27th Avenue North and the CSX Railroad intersect, this being the northwest corner of the property described herein, reference the centerline intersection of 27th Avenue North and the CSX Railroad at N 59°19'28" W a distance of 27.76 feet; thence leaving the east right-of-way of 27th Avenue North and with the south right-of-way of the CSX Railroad N 56°51'18" E a distance of 451.94 feet to a ½" Rebar (N) w/ Thornton Cap where the rights-of-way of 26th Avenue North and the CSX Railroad intersect, this being the northeast corner of the property described herein; thence leaving the south right-of-way of the CSX Railroad and with the west right-of-way of 26th Avenue North the following courses and distances: S 04°49'02" W a distance of 63.42 feet to a ½" Rebar (N) w/ Thornton Cap; S 56°51'18" W a distance of 2.46 feet to a ½" Rebar (N) w/ Thornton Cap; S 08°42'57" W a distance of 32.03 feet to a ½" Rebar (N) w/ Thornton Cap; S 08°43'50" W a distance of 193.27 feet to a ½" Rebar (O) where the west right-of-way of 26th Avenue North intersects the former centerline of Felicia Street (closed by Council Bill #088-374), this being the northeast corner of Plainsman Group, LLC (200203080029500, R.O.D.C.T.) and the southeast corner of the property described herein; thence leaving the aforementioned right-of-way and with the former centerline of Felicia Street and Plainsman Group, LLC and then other lands of Plainsman Group, LLC (9491/470, R.O.D.C.T.) S 78°49'29" W, passing a Railroad Spike (O) at 284.52 feet and continuing on in all for a total distance of 352.82 feet to a Railroad Spike (O) where the former centerline of Felicia Street intersects the east right-of-way of 27th Avenue North, this being the southwest corner of the property described herein; thence leaving the former centerline of Felicia Street and Plainsman Group, LLC and with the east right-of-way of 27th Avenue North N 04°54'02" E a distance of 108.90 feet to the Point of Beginning containing 68011.52 square feet or 1.56 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, TN 37115 dated 11 November 2014.

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