Address of New Owner:	Map and Parcel Number	Send Tax Bills To:
State of Tennessee 22nd Floor, Tennessee Tower 312 Rosa Parks Ave. North Nashville, TN 37243-0299	16000017900	Tax Exempt
This instrument prepared by: Fearnley, Martin & McDonald, PLLC 6389 N. Quail Hollow Road - Suite 202, Memphis, TN 38120		

WARRANTY DEED

TRANSACTION NUMBER 13-10-013

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thousand and 00/100 Dollars ($700,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ROBERT R. HARRIS JR.** and wife, **PEGGY F. HARRIS, GAIL H. NEELY** and husband, **MARVIN NEELY,** and **F. ANNETTE COX** and husband, **DANNY COX** ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey to the **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Non-record owner spouses join in this instrument for the sole purpose of conveying all of their rights, title and interest in subject property by virtue of their marriage to Grantor, but do not join in the warranties of this indenture.

This is unimproved property located in Davidson County, Tennessee, containing approximately 17 acres.

Witness, this the 11th day of February, 2015.

BILL GARRETT, Davidson County
Trans:T20150012293 DEEDWARR
Recvd: 02/19/15 13:41 14 pgs
Fees:72.00 Taxes:0.00
20150219-0014486

Robert R. Harris Jr.

Peggy F. Harris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert R. Harris Jr.**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of February, 2015.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

Commission Expires: 1/23/16

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Peggy F. Harris**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of February, 2015.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

Commission Expires: 1/23/16

Gail H. Neely

Gail H. Neely

Marvin Neely

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gail H. Neely**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of February, 2015.

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

Commission Expires: 1/23/16

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marvin Neely**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of February, 2015.

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

Commission Expires: 1/23/16

F. Annette Cox

Danny Cox

STATE OF Virginia
COUNTY OF Loudoun

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **F. Annette Cox**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2015.

Notary Public

Commission Expires: 06/30/18

Laurie Danielle Green
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7580713
My Commission Expires June 30, 2018

STATE OF Virginia
COUNTY OF Loudoun

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Danny Cox**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2015.

Notary Public

Commission Expires: 06/30/18

Laurie Danielle Green
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7580713
My Commission Expires June 30, 2018

STATE OF TENNESSEE

COUNTY OF Shelby

The actual consideration or value, whichever is greater, is $700,000.00 – **Grantee, State of Tennessee, is tax exempt.**

Affiant

Subscribed and sworn to before me this 12th day of February, 20 15.

Notary Public

My Commission expires: 4/10/16

MICHELLE L QUINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires April 10, 2016

EXHIBIT A

TRANSACTION NUMBER 13-10-013

Tract 1:
Lots 5, 6 and 7 as shown on the Preliminary Subdivision Plan of Oak Hill Estates, by James L. Murphy & Co., dated September 9, 1965.

Beginning at a point on the westerly right-of-way of Franklin Road, said point being 1003 feet more or less north of the extreme southeast corner of the original Oak Hill Estates property as measured along said right-of-way; Thence leaving said right-of-way North 55°-35' West, 350 feet more or less, to a point; Thence with the property of Sue Perkins, North 37°-25' East, 153 feet, more or less, to a point; Thence North 51°-35' West, 415.2 feet to a point; Thence leaving the Perkins property North 6°-31' East, 44.1 feet to a point; Thence North 52°-00' East, 500 feet, more or less, to a point; Thence South 88°-30' East, 160 feet, more or less, to a point; Thence South 55°-00' East, 420 feet, more or less, to a point on the westerly right-of-way of Franklin Road; Thence with the said right-of-way the following, South 35°-00' West, 105 feet, more or less, to a point; Thence South 55°-35' East, 50 feet, more or less, to a point; Thence South 34°-25' West, 150 feet, more or less, to a point; Thence South 55°-35' East, 30 feet, more or less, to a point; Thence South 34°-25' West, 530 feet, more or less, to the point of beginning, containing 10.9 Acres, More or Less.

Tract 2:
Lot 8 as shown on the Preliminary Subdivision Plan of Oak Hill Estates, by James L. Murphy & Co., dated September 9, 1965.

Beginning at a point on the westerly right-of-way of Franklin Road, said point being 540 feet, more or less, South of the centerline of Lakeview Drive, said point being the southeasterly corner of the Church Property; Thence with the westerly right-of-way of Franklin Road, South 35°-00' West, 185 feet, more or less, to a point; Thence leaving said right-of-way North 55°-00' West, 520 feet, more or less, to a point; Thence North 52°-00' East, 200 feet, more or less, to a point; Thence with the southerly line of the Church Property South 55°-00' East, 460 feet to the point of beginning, containing 2.08 Acres, More or Less.

Tract 3:
Lots 75, 76, and Reserved Parcel "C", as shown on the preliminary subdivision plan of Oak Hill Estates, by James L. Murphy & Co., dated September 8, 1965.

Beginning at a point on the northerly right-of-way of Lakeview Drive, said point being the southwesterly corner of Lot No. 77, as recorded on the plan of Oak Hill Estates, Section Two; Thence with said right-of-way as recorded on the plan of Oak Hill Estates, Section Three, North 72°-55' West, 202.07 feet to a point; Thence with a curve to the right having a radius of 1115.92 feet and in a general westerly direction 297.34 feet to a point; Thence leaving said right-of-way with the easterly line of Lot No. 74, as recorded on the Plan of Oak Hill Estates, Section Three, North 32°-21'-22" East, 360.0 feet to a point; Thence with the rear of Lots 73 and 74, as recorded on said plan, North 44°-10'-01" West, 240.57 feet to a point; Thence with the rear of Lots 71 and 72, as recorded on said plan, North 31°-36'-42" West, 232.16 feet to a point; Thence with the rear of Lot 70, as recorded on said plan, North 11°-14'-59" West, 166.12 feet to a point; Thence North 0°-28' East, 102.0 feet to a point; Thence leaving said section South 80°-00' East, 820 feet, more or less, to a point; Thence North 37°-00' East, 330 feet, more or less, to a point; Thence North 19°-00' East, 150 feet, more or less, to a point; Thence North 7°-45' East, 285 feet, more or less, to a point; Thence with the rear of Lot 101, as recorded on the plan of Oak Hill Estates, Section Two, North 69°-30' East, 375.05 feet to a point; Thence with the rear line of Lot 100, as recorded on said plan, South 69°-26' East, 425 feet, more or less, to a point; Thence South 7°-47' East, 313 feet, more or less, to a point; Thence with the rear of Lot No. 86 and 85, as recorded on said plan, South 33°-26' West, 367.0 feet to a point; Thence with the rear of Lot 84, as recorded on said plan, South 33°-14' West, 249.85 feet to a point; Thence with the rear of Lot 83, as recorded on said plan, South 18°-43' West, 308.7 feet to a point; Thence with the rear of Lot 81, as recorded on said plan, South 75°-57' West, 250.89 feet to a point; Thence with the rear of Lot 80, as recorded on said plan, South 54°-57' West, 184.26 feet to a point; Thence with the

rear of Lot 79, 78 and 77, as recorded on said plan, North 88°-45' West, 377.46 feet to a point; Thence with the westerly line of Lot 77, as recorded on said plan, South 54°-04' West, 120.0 feet to a point; Thence continuing with said line South 9°-00' West, 246.91 feet to the point of beginning, containing 38.5 Acres, More or Less.

Tract 4:
Lots 19, 20, 21, 22 and Reserved Parcel "B", as shown on the Preliminary Subdivision Plan of Oak Hill Estates, by James L. Murphy & Co., dated September 8, 1965.

Beginning at a point on the southerly right-of-way of Lakeview Drive, said point being the northwesterly corner of Lot 18, as recorded on the plan of Oak Hill Estates, Section Two; Thence leaving said right-of-way with the westerly line of Lot 18, South 12°-27" West, 276.37 feet to a point; Thence with the rear of Lot 17 and 18, as recorded on said plan, South 66°-10' East, 381.07 feet to a point; Thence with the rear of Lot 16, as recorded on said plan, South 71°-49' East, 208.27 feet to a point; Thence with the rear of lots 14 and 15, as recorded on said plan, North 67°-56' East, 418.44 feet to a point; Thence leaving said section, South 52°-00' West, 70 feet, more or less, to a point; Thence South 55°-00' East, 520 feet, more or less, to a point on the northwesterly right-of-way of Franklin Road; Thence with said right-of-way South 35°-00' West, 40 feet, more or less, to a point; Thence leaving said right-of-way North 55°-00' West, 420 feet, more or less, to a point; Thence North 88°-30' West, 160 feet, more or less, to a point; Thence South 52°-00' West, 500 feet, more or less, to a point; Thence with the original boundary of Oak Hill Estates, North 79°-00' West, 449.5 feet to a point; Thence North 80°-16' West, 205.0 feet to a point; Thence North 82°-28' West, 210.0 feet to a point; Thence North 83°-58' West, 210.0 feet to a point; Thence North 84°-09' West, 200 feet, more or less, to a point; Thence leaving said boundary and with the rear of Lots 45 and 46 as recorded on the plan of Oak Hill Estates, Section Three, North 19°-13'-53" East, 284.31 feet to a point; Thence with the rear of Lot 43 and 44, as recorded on said plan, North 1°-03'-08" West, 368.86 feet to a point; Thence with the rear of Lot 42, as recorded on said plan, North 27°-06'-31" West, 88.19 feet to a point; Thence with the easterly line of Lot 23, as recorded on said plan, North 42°-21'-56" East, 320.0 feet to a point on the southerly right-of-way of Lakeview Drive; Thence with said right-of-way being a curve to the left and having a radius of 1175.92 feet and in a general easterly direction a distance of 518.88 feet to a point; Thence continuing with said right-of-way South 72°-55' East, 258.07 feet to the point of beginning, containing 22.0 Acres, More or Less.

Tract 5:
Land in Davidson County, Tennessee, beginning at a point 44 feet South 6°-31' West of the northeast corner of the Edward E. Young, et ux, tract, as described according to a survey made by Barge, Waggoner and Sumner, Engineers, dated February, 1964; thence South 51°-35' East, 415.20 feet, more or less, to a point; thence South 37°-25' West, 153 feet, more or less, to a point; thence North 55°-35' West, 305 feet, more or less, to a point; thence with the Young property North 6°-30'-30" East, 210 feet to the point of beginning, containing 1.3 acres, More or Less.

LESS AND EXCEPT the three following described tracts conveyed to Friends of Radnor Lake, a Tennessee not-for-profit corporation by Warranty Deed of record at Instrument No. 20110111-0002856 in the said Register's office:

LESS AND EXCEPT TRACT 1:
Land lying within the 34th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of property known as Tax Map 160, Parcel 177, property of Robert R. Harris, Jr., Gail H. Neely and F. Annette Cox of record in Instrument No. 20090518-0045339 at the Register's Office for Davidson County, Tennessee, being shown on a survey by HFR Design project No. 2010180-52, dated 12-15-10 by Michael R. Williams and being more particularly described as follows;

EXHIBIT A (continued)

TRANSACTION NUMBER 13-10-013

BEGINNING at an iron pin old, being the most southern corner of Lot 101 of Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37 and a common corner with the State of Tennessee property of record in Deed Book 8266, Page 248, said pin being at coordinates N-625769.7831, E-1736352.2794 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with Lot 101, North 68 degrees 42 minutes 25 seconds East, 374.56 feet to an iron pin new and a common corner between Lots 100 and 101 of said subdivision;

Thence, with Lot 100, South 70 degrees 08 minutes 27 seconds East, 224.35 feet to a concrete monument old at the south most corner of Lot 100, same being the common corner of Lots 2 & 3 of the plan entitled seconds Subdivision Plat of Map 160, Parcel 178 seconds of record in Plat Book 6900, Page 925;

Thence, with Subdivision Plat of Map 160, Parcel 178 and Lot 2, South 74 degrees 07 minutes 57 seconds East, 220.72 feet to an iron old, being a common corner of Lots 1 & 2;

Thence, with Lot 1, South 08 degrees 48 minutes 35 seconds East, 144.86 feet to a concrete monument old and a common corner of Lot 1 & Lot 87 of Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37;

Thence, with Oak Hill Estates, Section Two and Lot 87, South 08 degrees 23 minutes 50 seconds East, 167.84 feet to a concrete monument old and a common corner with Lots 86 & 87;

Thence, with Lots 86 & 85, South 32 degrees 51 minutes 37 seconds West, 366.50 feet to a concrete monument old and a common corner with Lots 84 & 85;

Thence, with Lot 84, South 32 degrees 43 minutes 47 seconds West, 250.01 feet to an iron pin old and a common corner at Lots 83 & 84;

Thence, with a new line across the Harris, Neely, & Cox property this being the common line between Tracts 1 & 2 as shown on survey, North 43 degrees 43 minutes 53 seconds West, 754.54 feet to an iron pin old and a common corner with said State of Tennessee property;

Thence, with State of Tennessee, North 07 degrees 22 minutes 58 seconds East, 285.04 feet to the POINT OF BEGINNING and containing 517,886 square feet, or 11.889 acres, more or less.

LESS AND EXCEPT TRACT 2:
Land lying within the 34th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of property known as Tax Map 160, Parcel 177 property of Robert R. Harris, Jr., Gail H. Neely and F. Annette Cox of record in Instrument No. 20090518-0045339 at the Register's Office for Davidson County, Tennessee, being shown on a survey by HFR Design project No. 2010180-52, dated 12-15-10 by Michael R. Williams and being more particularly described as follows;

BEGINNING at an iron pin old, being in the south line of the State of Tennessee property of record in Deed Book 8266, Page 248 and being a common corner of Tracts 2 & 3 of this survey, said pin being at coordinates N-625080.1757, E-1736070.0389 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with State of Tennessee, North 36 degrees 34 minutes 17 seconds East, 329.54 feet to an iron pin old;

Thence, North 19 degrees 05 minutes 58 seconds East, 150.56 feet to an iron pin old;

EXHIBIT A (continued)

TRANSACTION NUMBER 13-10-013

Thence, with a new line across Harris, Neely, & Cox property same being the common line of Tracts 2 & 1 of this survey, South 43 degrees 43 minutes 53 seconds East, 754.54 feet to an iron pin old and a common corner with Lots 83 & 84 of Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37;

Thence, with Lot 83, South 18 degrees 10 minutes 11 seconds West, 294.03 feet to an iron pin new and a common corner with Metro Government (water tank) property, Parcel 230 of record In CD-00964470-0000 and Deed Book 1586, Page 1350;

Thence, with Metro Government Parcel 230 for the following 9 calls:

Thence, North 14 degrees 27 minutes 37 seconds West, 151.82 feet to an iron pin new;
Thence, North 54 degrees 27 minutes 01 seconds West, 113.07 feet to an iron pin new;
Thence, along a curve to the left, having a radius of 401.15 feet, a delta angle of 33 degrees 22 minutes 34 seconds, a chord bearing and distance of South 39 degrees 03 minutes 01 seconds West, 230.39 feet, along an arc length of 233.68 feet to an iron pin new;
Thence, South 31 degrees 34 minutes 59 seconds West, 36.18 feet to an iron pin new;
Thence, along a curve to the right, having a radius of 221.30 feet, a delta angle of 12 degrees 19 minutes 45 seconds, a chord bearing and distance of South 44 degrees 57 minutes 35 seconds West, 47.53 feet, along an arc length of 47.62 feet to an iron pin new;
Thence, along a curve to the right, having a radius of 799.25 feet, a delta angle of 04 degrees 13 minutes 51 seconds, a chord bearing and distance of South 53 degrees 14 minutes 24 seconds West, 59.01 feet, along an arc length of 59.02 feet to a Mag-nail and disk new in an asphalt drive;
Thence, South 34 degrees 38 minutes 41 seconds East, 16.44 feet to an iron pin new;
Thence, North 53 degrees 46 minutes 47 seconds East, 74.46 feet to a Mag-nail and disk new in an asphalt drive;
Thence, North 85 degrees 54 minutes 39 seconds East, 301.63 feet to a concrete monument old and being a common corner with Lots 81 & 82 of said Oak Hill Estates, Section Two;

Thence, with Oak Hill Estates, Section Two and Lot 81, South 75 degrees 30 minutes 07 seconds West, 250.25 feet to a concrete monument old and a common corner with Lots 80 & 81;

Thence, with Lot 80, South 53 degrees 26 minutes 25 seconds West, 184.41 feet to an iron pin old and a common corner with Lots 79 & 80;

Thence, with Lots 79 & 78, North 88 degrees 49 minutes 08 seconds West, 278.72 feet to an iron pin old and a common corner with Lots 77 & 78;

Thence, with Lot 77 for the following 2 calls:

Thence, North 89 degrees 20 minutes 21 seconds West, 99.29 feet to a concrete monument old;
Thence, South 53 degrees 51 minutes 41 seconds West, 120.00 feet to an iron pin new;

Thence, with another new line across Harris, Neely, & Cox property same being the common line of Tracts 2 & 3 of this survey, North 16 degrees 13 minutes 09 seconds East, 240.01 feet to an iron pin new in the east line of the Metro Government (water tank) property, Parcel 231 of record in CD-00964470-0000 and Deed Book 1586, Page 1350;

Thence, with Metro Government property for the following 3 calls:

Thence, North 39 degrees 48 minutes 05 seconds East, 18.40 feet to an iron pin new;
Thence, North 41 degrees 07 minutes 44 seconds East, 105.33 feet to an iron pin new;
Thence, South 61 degrees 05 minutes 58 seconds West, 73.30 feet to an iron pin new;

Thence, leaving Metro Government with another new line across Harris, Neely, & Cox property, same being another common line of Tracts 2 & 3 of this survey, North 16 degrees 13 minutes 09 seconds East, 395.21 feet to the POINT OF BEGINNING, containing 504,765 square feet, or 11.589 acres, More or Less.

LESS AND EXCEPT TRACT 3:
Land lying within the 34th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of property known as Tax Map 160, Parcel 177 property of Robert R. Harris, Jr., Gail H. Neely and F. Annette Cox of record in Instrument No. 20090518-0045339 at the Register's Office for Davidson County, Tennessee, being shown on a survey by HFR Design project No. 2010180-52, dated 12-15-10 by Michael R. Williams and being more particularly described as follows;

BEGINNING at an iron pin old, being in the south line of the State of Tennessee property of record in Deed Book 8266, Page 248 and being a common comer of Tracts 2 & 3 of this survey, said pin being at coordinates N-625080.1757, E-1736070.0389 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with a new line across Harris, Neely, & Cox property same being the common line of Tracts 3 & 2 of this survey, South 16 degrees 13 minutes 09 seconds West, 395.21 feet to an iron pin new in the north line of Metro Government (water tank) property, Parcel 231 of record in CD-00964470-0000 and Deed Book 1586, Page 1350;

Thence, with Metro Government Parcel 231 for the following 7 calls:

Thence, South 61 degrees 05 minutes 58 seconds West, 77.58 feet to an iron pin new;
Thence, North 59 degrees 56 minutes 58 seconds West, 96.41 feet to an iron pin new;
Thence, South 45 degrees 13 minutes 37 seconds West, 105.87 feet to an iron pin new;
Thence, South 40 degrees 53 minutes 46 seconds East, 109.74 feet to an iron pin new;
Thence, North 51 degrees 48 minutes 56 seconds East, 51.75 feet to an iron pin new;
Thence, South 41 degrees 49 minutes 36 seconds East, 38.73 feet to an iron pin new;
Thence, South 39 degrees 48 minutes 05 seconds West, 111.36 feet to an iron pin new;

Thence, with another new line across Harris, Neely, & Cox property same being another common line of Tracts 3 & 2 of this survey, South 16 degrees 13 minutes 09 seconds West, 240.01 feet to an iron pin new and a common corner with Lot 77 Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37;

Thence, with Oak Hill Estates, Section Two and Lot 77, South 08 degrees 47 minutes 39 seconds West, 246.91 feet to an iron pin new in the north right-of-way line of Lakemont Drive (60 feet R/W) and being the southeast corner of the herein described Tract 3;

Thence, with the north right-of-way line of Lakemont Drive, North 74 degrees 49 minutes 41 seconds West, 169.08 feet to an iron pin new;

Thence, along a curve to the right, having a radius of 1115.92 feet, a delta angle of 16 degrees 24 minutes 48 seconds, a chord bearing and distance of North 66 degrees 42 minutes 20 seconds West, 318.58 feet, along an arc length of 319.67 feet to an iron pin old, the southeast corner of Lot 74 of Oak Hill Estates, Section Three of record in Plat Book 4860, Page 3;

Thence, with Oak Hill Estates, Section Two and Lot 74, North 32 degrees 41 minutes 10 seconds East, 358.66 feet to an iron pin new;

Thence, with Lots 74 & 73, North 45 degrees 01 minutes 19 seconds West, 240.57 feet, (passing an iron pipe old at 122.10 feet, a common corner between Lots 74 & 73) to an iron pin old, being the common

corner of Lots 72 & 73;

Thence, with Lots 72 & 71, North 32 degrees 51 minutes 01 seconds West, 231.99 feet to an iron pin old and a common corner with Lots 71 & 70;

Thence, with Lot 70, North 12 degrees 04 minutes 03 seconds West, 165.59 feet to an iron pin old and a common corner with Lots 69 & 137;

Thence, with Lot 137, North 00 degrees 00 minutes 47 seconds East, 101.98 feet to an iron pin old and a corner in the south line of said State of Tennessee property;

Thence, with the south line of the State of Tennessee property, South 77 degrees 05 minutes 48 seconds East, 846.14 feet to the POINT OF BEGINNING, containing 505,230 square feet, or 11.598 acres, More or Less.

Being the same property conveyed to Robert R. Harris, Jr., Gail H. Neely, and F. Annette Cox, each an undivided one-third interest as tenants in common by virtue of that certain Quitclaim Deed dated May 4, 2009, at Instrument No. 20090518-0045339 in the Register's Office of Davidson County, Tennessee. Less and except part sold to Friends of Radnor Lake, a Tennessee not-for-profit corporation by virtue of that certain Warranty Deed dated December 30, 2010, at Instrument No. 20110111-0002856 in the Register's Office of Davidson County, Tennessee.

Also described as:

Being a parcel of land located in Metropolitan Nashville - Davidson County, Tennessee, a portion of Map 160, Parcel 179.00, property of Robert Harris, Jr., Gail Neely and Annette Cox as recorded in Instrument Number 20090518-0045339, bounded on the west by Oak Hill Estates, of record in Plat Book 4860, pages 3-5, on the north by Lakemont Drive, on the east by Oak Hill Estates Section 2, or record in Plat Book 4460, page 38 and the remaining portion of Map 160, Parcel 179.00 and on the south by Boker Heights, Section 4 of record in Plat book 4300, page 131 and Plat Book 5200, page 501 and Map 160, Parcel 7.00, being property of Mark Ingram of record in Book 5988, page 462, Map 160, Parcel 8.00, being the property of JRPW, LLC of record in book 10486, page 141 and Map 160, Parcel 9.00, being the property of Robert Harris and Peggy Harris of record in Instrument no. 20061129-0147366 and being more particularly described as follows:

Beginning at an iron pin old at the northeast corner of the tract herein described, having coordinates referenced to the Tennessee Coordinate System (N.A.D. 1983), being North 624,086.7147 and East 1,735,878.7820, said point also being the northwest corner of Lot 18 Oak Hill Estates, Section 2 and in the south right-of-way of Lakemont Drive;

Thence, leaving Lakemont Drive and running with the west and south lines of Lots 18 and 17, Oak Hill Estates, Section 2 for the following 2 calls:

South 12 degrees 04 minutes 46 seconds West 276.37 feet to an iron pin new and being corner number 2 with North 623,816.4639 and East 1,735,820.9471;

South 67 degrees 27 minutes 52 seconds East 251.45 feet, passing an iron pin old at the common lot corner of Lot 18 and Lot 17 at 183.00' to an iron pin new and corner number 3 with North 623,720.0922,

East 1,736,053.2003;

Thence with a new severance line across Parcel 179.00, South 42 degrees 48 minutes 08 seconds West 494.82 feet to an iron pin new and corner number 4 with North 623,357.0426 and East 1,735,716.9870 and being in the north line of Map 160, Parcels 9.00 and 8.00 and being 7.28 feet east of a Stone found;

Thence, with the north line of Parcel 8.00, North 80 degrees 38 minutes 36 seconds West 206.02 feet to an iron pin old and being 1.96 feet east of a concrete monument old and being corner number 5 with North 623,390.5370 and East 1,735,513.7080;

Thence, with the north line of Parcel 7.00 and a portion of Lot 31 on the revised Boker Heights of record in Plat Book 5200, page 501, North 83 degrees 01 minutes 58 seconds West 209.90 feet to a concrete monument old and being corner number 6 with North 623,415.9990 and East 1,735,305.3534;

Thence with the north line of Lot 31, North 84 degrees 18 minutes 52 seconds West 210.00 feet to a concrete monument old and corner number 7 with North 623,436.8044 and East 1,735,096.3827 and being the corner of Lot 30, Boker Heights, Section 4 of record in Plat Book 4300, page 131;

Thence with the north line of Lot 30, North 83 degrees 36 minutes 58 seconds West 170.88 feet to an iron pin new and the southeast corner of Lot 46 Oak Hill Estates, Section 3 and corner number 8 with North 623,455.8048 and East 1,734,926.5588;

Thence with the east line of Lots 46-42 and the south line of Lot 23 Oak Hill Estates, Section 3, for the following 5 calls:

North 18 degrees 47 minutes 05 seconds East 95.41 feet to an iron pin old and corner number 9 with North 623,546.2235 and East 1,734,957.3131;

North 18 degrees 47minutes 05 seconds East 185.69 feet to an iron pin old and common corner of Lots 45 & 44 and being corner number 10 with North 623,722.0271 and East 1,735,017.1095;

North 02 degrees 01 minutes 21 seconds West 371.94 feet to an iron pin old and common corner with Lots 43 and 42 and being corner number 11 with North 624,093.7336 and East 1,735,003.9823;

North 26 degrees 06 minutes 24 seconds West 88.20 feet to an iron pin old and common corner with Lots 42 and 23 and being corner number 12 with North 624,172.9347 and East 1,734,965.1709;

North 43 degrees 00 minutes 19 seconds East 323.27 feet to an iron pin old and being in the south right-of-way of Lakemont Drive and being Corner number 13 with North 624,409.3388 and East 1,735,185.6621;

Thence, along the southerly right-of-way of Lakemont Drive for the following 2 calls:

Along a curve to the left having a radius of 1175.92 feet, an arc length of 514.75 feet, a chord bearing and distance of South 60 degrees 47 minutes 32 seconds East 510.65 feet to an iron pin new and corner number 14 with North 624,160.1550 and East 1,735,631.3822;

South 73 degrees 28 minutes 00 seconds East 258.07 to the POINT OF BEGINNING and containing, 17.000 acres, more or less, according to a survey by HFR Design, Inc., Michael R. Williams, TN RLS #1906, dated 9-15-14.

EXHIBIT B

TRANSACTION NUMBER 13-10-013

PERMITTED ENCUMBRANCES

- The lien of the following general and special taxes for the year or years specified and subsequent years: 2015 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Subject to the following Subdivision Restrictions, Building Lines and Easements of record in Book 161, Page 3, in the Register's Office of Davidson County, Tennessee.
- Subject to the following Subdivision Restrictions, Building Lines and Easements of record in Book 161, Page 23, in the Register's Office of Davidson County, Tennessee.
- Grant of Transmission Line Easements of record in Book 1165, Page 565 in the said Register's Office.
- Grant of Transmission Line Easements of record in Book 1174, Page 314 in the said Register's Office.
- Grant of Transmission Line Easements of record in Book 1196, Page 304 in the said Register's Office.
- Grant of Transmission Line Easements of record in Book 1196, Page 306 in the said Register's Office.
- Grant of Transmission Line Easements of record in Book 1207, Page 48 in the said Register's Office.
- Grant of Transmission Line Easements of record in Book 1207, Page 50 in the said Register's Office.
- Dedication of Easement for the use of Sanitary Sewers and/or Drainage Improvements, Reservoirs and Pumping Stages found in Agreed Final Order of record in Book 10882, Page 849 in the said Register's Office.
- Easement Agreement for the use of an Underground Communications System of record at Instrument No. 20001110-0111832 in the said Register's Office.

TRANSACTION NUMBER 13-10-013

