BILL GARRETT, Davidson County
Trans:T20150062529 DEEDWARR
Recvd: 07/30/15 09:23 5 pgs
Fees:27.00 Taxes:0.00
20150730-0075002

Address of New Owner:	Map-Parcel Number	Send Tax Bills To:
State of Tennessee 24th Floor, Tennessee Tower 312 Rosa Parks Ave. North Nashville, TN 37243-0299	13800007800	Tax Exempt
This instrument prepared by: Fearnley, Martin & McDonald, PLLC 6389 N. Quail Hollow Road - Suite 202, Memphis, TN 38120		

WARRANTY DEED

TRANSACTION NUMBER 15-03-010

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Four Thousand and 00/100 Dollars ($264,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MEN OF VALOR** ("Grantor"), a Tennessee non-profit corporation, has bargained and sold, and by these presents does 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.

Grantor is advised that Grantee utilized acquisition funds under the State Land Acquisition Fund, therefore no rollback taxes shall be assessed pursuant to T.C.A. § 67-4-409(j)(5).

This is unimproved property located on Couchville Pike, Hermitage, Davidson County, Tennessee, containing approximately 34.19 +/- acres.

Witness, this the 24th day of July, 2015.

Men of Valor

By: _____
Raul Lopez
Its: Executive Director

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Raul Lopez,** with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executive Director of **Men of Valor** the within named bargainor, a non-profit corporation, and that he as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said **Men of Valor**, by himself as such Executive Director.

WITNESS my hand and official seal at office this 24 day of July, 2015.

_____
Notary Public

SHELEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: 9-10-18

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, is $264,000.00 – **Grantee, State of Tennessee, is tax exempt.**

_____
Affiant

Subscribed and sworn to before me this 27th day of July, 2015.

_____
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 15-03-010

The following is a description of the Men of Valor property located on Couchville Pike in the 33rd Council District of Davidson County, Tennessee. (Reference Book 20080814 Page 0083745 Tax Map 138 Parcel 78.00)

Beginning at a 1/2" rebar (found) in the southern right-of-way of Couchville Pike being the easternmost corner of this described parcel and being noted as CRN #1 having Tennessee State Plane Coordinates of Northing 640167.88 Easting 1814882.45 and furthermore being located South 42°23'02" East 103.35 feet from a power pole; thence going with the Timothy O. Casey property South 07 Degrees 57 Minutes 16 Seconds West 200.44 feet to a 1/2" rebar (found); thence continuing with Casey South 07 Degrees 04 Minutes 03 Seconds West 127.12 feet to a 5/8" rebar (found); thence South 10 Degrees 54 Minutes 05 Seconds West 109.72 feet to a 1/2" rebar (found) at a 2" pipe (found); thence South 09 Degrees 21 Minutes 58 Seconds West 382.64 feet to a 1/2" rebar (found); thence North 83 Degrees 36 Minutes 29 Seconds West 93.36 feet to a 1/2" rebar (found); thence South 02 Degrees 42 Minutes 23 Seconds West 375.46 feet to a 1/2" rebar (found); thence leaving Casey and going with the Men of Valor property South 02 Degrees 39 Minutes 24 Seconds West 460.16 feet to a 5/8" rebar (found); thence South 23 Degrees 44 Minutes 06 Seconds West 16.28 feet to a 1/2" bent rebar (found) at a 26" post oak being noted as CRN #2 and having State Plane Coordinates of Northing 638518.72 Easting 1814617.66; thence North 80 Degrees 23 Minutes 34 Seconds West 360.56 feet to a concrete monument; thence leaving the Men of Valor and going with the U.S. Army Corps of Engineers property North 72 Degrees 21 Minutes 37 Seconds West 334.32 feet to a U.S. Army Corps of Engineers T-post being noted as CRN #3 and having State Plane Coordinates of Northing 638680.20 Easting 1813943.56; thence North 04 Degrees 36 Minutes 13 Seconds West 563.97 feet to a concrete monument; thence leaving the Corps of Engineers and going with the State of Tennessee property North 07 Degrees 12 Minutes 13 Seconds East 1376.64 feet to a 1/2 rebar (found) being noted as CRN #4 and having State Plane Coordinates of Northing 640608.13 Easting 1814070.92; thence leaving the State of Tennessee property and going with the William Fly property South 85 Degrees 31 Minutes 59 Seconds East 121.98 feet to a 5/8" rebar (set); thence continuing with Fly South 05 Degrees 11 Minutes 59 Seconds East 34.07 feet to a 1/2" bent rebar (found); thence South 04 Degrees 23 Minutes 30 Seconds West 39.89 feet to a 1/2" rebar (found); thence South 86 Degrees 08 Minutes 07 Seconds East 302.24 feet to a 1/2" rebar (found) being noted as CRN #5 and having State Plane Coordinates of Northing 640504.55 Easting 1814494.11; thence leaving Fly and going with the southern right-of-way of Couchville Pike South 49 Degrees 53 Minutes 26 Seconds East 154.81 feet to a 1/2" rebar (found); thence South 50 Degrees 01 Minutes 11 Seconds East 203.91 feet to a 1/2" rebar (found); thence South 47 Degrees 01 Minutes 29 Seconds East 155.38 feet to the beginning being 34.19 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 15 June 2015.

Being a portion of same property conveyed to Men of Valor by virtue of that certain Warranty Deed dated August 12, 2008 at Instrument No. 20080814-0083745 in the said Register's Office of Davidson County, Tennessee.

EXHIBIT B

TRANSACTION NUMBER 15-03-010

PERMITTED ENCUMBRANCES

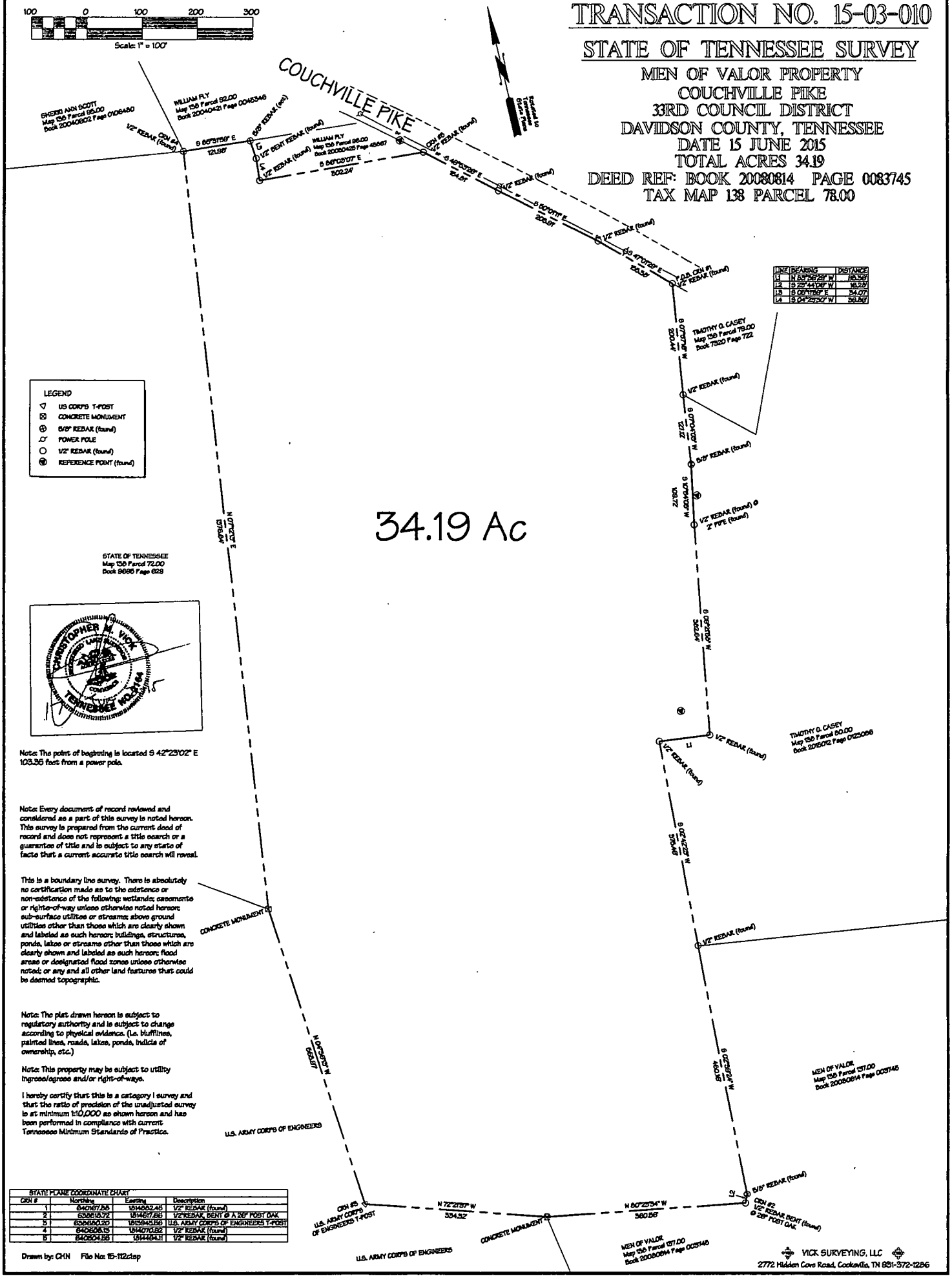
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2015 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Strip of land 25 feet wide for the right-of-way of Couchville Pike as set out in Quitclaim Deed at Book 7953, Page 994 in the said Register's Office.
- Strip of land 25 feet wide for the right-of-way of Couchville Pike as set out in Quitclaim Deed at Book 8070, Page 63 in the said Register's Office.
- Private Water Service Line Easement as set out in Quitclaim Deed at Book 8070, Page 133 in the said Register's Office.
- Private Water Service Line Easement as set out in Warranty Deed at Book 8070, Page 175 in the said Register's Office.
- Soil Absorption Letter of record in Book 8420, Page 734 in the said Register's Office.
- Application of Greenbelt Assessment - Forest recorded at Instrument No. 20090227-0017392 in the said Register's Office.
- Application of Greenbelt Assessment - Forest recorded at Instrument No. 20090227-0017393 in the said Register's Office.

EXHIBIT C
TRANSACTION NUMBER 15-03-010

TRANSACTION NO. 15-03-010

STATE OF TENNESSEE SURVEY

MEN OF VALOR PROPERTY
COUCHVILLE PIKE
33RD COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE
DATE 15 JUNE 2015
TOTAL ACRES 34.19
DEED REF: BOOK 20080814 PAGE 0083745
TAX MAP 138 PARCEL 78.00



LINE	BEARING	DISTANCE
L1	N 83°36'29" W	88.36'
L2	S 23°44'06" W	16.28'
L3	S 05°11'59" E	34.07'
L4	S 04°25'30" W	38.86'

Note: The point of beginning is located S 42°23'02" E 103.35 feet from a power pole.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is at minimum 1:10,000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

STATE PLANE COORDINATE CHART			
CRN #	Northing	Easting	Description
1	640167.58	1814682.45	1/2" REBAR (found)
2	638518.72	1814617.86	1/2"REBAR, BENT @ A 26" POST OAK
3	638680.20	1815945.56	U.S. ARMY CORPS OF ENGINEERS T-POST
4	640608.15	1814070.82	1/2" REBAR (found)
5	640504.56	1814484.11	1/2" REBAR (found)

Drawn by: CHN File No: 15-112.dsp