Box 14

BILL GARRETT, Davidson County
Trans:T20150067677 DEEDQC
Recvd: 08/13/15 08:38 9 pgs
Fees:47.00 Taxes:0.00
20150813-0081001

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Metropolitan Government of Nashville and Davidson County 800 Second Avenue North Nashville, Tennessee 37201	New Owner	Being part of 106-04-0-020-00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **PBP Management, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Metropolitan Government of Nashville and Davidson County, Tennessee**, hereinafter called the Grantees, its successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in the 15th District of Davidson County, Nashville, Tennessee, and being Lot 1 of Buchanan Cemetery, not recorded. Tract being bounded on the East by Lot 64 of Metropolitan Industrial Park, Section 55, as recorded in Plat Book 6050, Page 113, Register's Office of Davidson County (hereinafter "RODC"), being Buchanan Station Partners, GP, as recorded in Instrument No. 201108150062714, RODC; bounded on the South by Imseven, LLC, as recorded in Instrument No. 200711070131448, RODC, and by Lot 2 of Second Revision of Lot 1, Wright Industries, as recorded in Instrument No. 200412150149129, RODC, being Elm Hill Partners, LP, as recorded in Instrument No. 200511160138720, RODC; bounded on the West by a portion of Lot 29 of Metropolitan Industrial Park, Section 22, as recorded in Plat Book 4300, Page 46, being Pinnacle Business Products, LLC (its name having since changed to PBP Management, LLC), as recorded in Instrument No. 200906300061065, RODC; and bounded on the North by Right-of-Way (hereinafter "ROW") of Massman Drive. Tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with "#4162 JMO" cap lying on said ROW of Massman Drive, being the common corner of said Lot 1 and Lot 64; thence, along the common line of said Lot 64 South 38° 41' 57" West 249.00 feet to a set point lying in the approximate centerline of Mill Creek; thence, along said approximate centerline of Mill Creek and the common line of said Imseven, LLC, and Lot 2 with the following: North 65° 19' 03" West 310.00 feet to a set point;

thence, North 48° 54' 03" West 51.91 feet to a set point; thence, leaving said centerline and along the common line of said portion of Lot 29 with the following: North 41° 05' 57" East 79.88 feet to a set point; thence, with a curve to the left having a length of 266.68 feet, a central angle of 75° 48' 55", a radius of 201.54 feet, a tangent of 156.94 feet, and having a chord bearing and distance of North 88° 02' 13" East 247.65 feet to a set point; thence, North 72° 51'54" East 22.52 feet to a set point; thence, North 37° 03' 07" East 65.83 feet to a set point; thence, along said ROW of Massman Drive with a following: on a curve to the left having a length of 45.87 feet, a central angle of 09° 23' 13", a radius of 280.00 feet, a tangent of 22.99 feet, and having a chord bearing and distance of South 46° 40' 04" East 45.82 feet to a found ¾" iron rod; thence, South 51° 18' 03" East 105.00 feet to the point of BEGINNING. Tract contains 63,691 square feet or 1.46 acres.

Bearings based on Tennessee State Plane Coordinating System.

Tract described above is shown and depicted upon an unrecorded Final Plat of Buchanan Cemetery (which is not anticipated to ever be recorded) prepared by Robert Searson, Tennessee Registered Land Surveyor No. 1666, Littlejohn Engineering Associates, dated July 15, 2013.

BEING part of the same property conveyed to Pinnacle Business Products, LLC, a Tennessee limited liability company (its name having since changed to PBP Management, LLC), by Special Warranty Deed from VF Imagewear, Inc., a Delaware Corporation, of record in Instrument No. 20090630-0061065, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The execution and delivery of this Quitclaim Deed has been completed in order to convey the above-described Tract as a donation to Metropolitan Government of Nashville and Davidson County, Tennessee, as contemplated and approved by Metro Council Bill No. BL2013-528 attached hereto as Exhibit A.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of August, 2015.

PBP MANAGEMENT, LLC, a Tennessee limited liability company

By: _____

Name: David S. Pope

Its: President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David S. Pope with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of PBP MANAGEMENT, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as President.

WITNESS my hand, at office this 10 day of August, 2015.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 10th day of August, 2015.

Notary Public
My commission expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

QCD.FRM

EXHIBIT A

ORIGINAL

METROPOLITAN COUNTY COUNCIL

Bill No. BL2013-528

2013 AUG 27 PM 12:27

FILED
METROPOLITAN
COUNCIL

An ordinance approving and authorizing the Director of Public Property, or his designee, to accept the donation of real property (known as Map 106-04 part of Parcel 20) from Pinnacle Business Products, LLC, for use as part of the parks system (Proposal No. 2013M-032PR-001).

Introduced SEP 10 2013

Passed First Reading SEP 10 2013

Amended _____

Passed Second Reading SEP 17 2013

Passed Third Reading OCT 01 2013

Approved OCT - 1 2013

By _____
Metropolitan Mayor

Advertised _____

Effective Date _____

ORDINANCE NO. BL2013-528

An ordinance approving and authorizing the Director of Public Property, or his designee, to accept the donation of real property (known as Map 106-04 part of Parcel 20) from Pinnacle Business Products, LLC, for use as part of the parks system (Proposal No. 2013M-032PR-001).

WHEREAS, the Metropolitan Government owns and operates a system of parks; and,

WHEREAS, pursuant to the terms of the warranty deed attached to this ordinance as Exhibit A and incorporated herein, Pinnacle Business Products, LLC proposes to donate real property in Davidson County containing the Historic Buchanan Station Cemetery (the "Property") to the Metropolitan Government for use as part of the parks system; and,

WHEREAS, the addition of this land will increase the green space in the Mill Creek Greenway system; and,

WHEREAS, the Board of Parks and Recreation has approved acceptance of the property donation; and,

WHEREAS, acceptance of the donation of the Property will benefit the citizens of Davidson County by enhancing the quality and availability of recreational opportunities in Davidson County and by preserving the historic significance of the cemetery.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Director of Public Property, or his designee, is hereby authorized to execute any documents necessary to effectuate the donation of a parcel of property in Davidson County described in Exhibit A, attached hereto and incorporated herein, from Pinnacle Business Products, LLC, to the Metropolitan Government for use as part of the parks system.

Section 2. That this ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

Tommy Lynch, Director
Parks and Recreation

Gene Nolan, Director
Public Property Administration

INTRODUCED BY:

Member(s) of Council

APPROVED AS TO AVAILABILITY
OF FUNDS:

Richard M. Riebeling, Director
Department of Finance

APPROVED AS TO FORM AND
LEGALITY:

Assistant Metropolitan Attorney

Being a tract of land lying in the 15th District of Davidson County, Nashville, Tennessee, and being Lot 1 of Buchanan Cemetery, not recorded. Tract being bounded on the east by Lot 64 of Metropolitan Industrial Park, Section 55, as recorded in Plat Book 6050, Page 113, Register's Office of Davidson County (RODC), being Buchanan Station Partners, GP, as recorded in Instrument Number 201108150062714, RODC; bounded on the south by Imseven, LLC, as recorded in Instrument Number 200711070131448, RODC, and by Lot 2 of Second Revision of Lot 1, Wright Industries, as recorded in Instrument Number 200412150149129, RODC, being Elm Hill Partners, LP, as recorded in Instrument Number 200511160138720, RODC; bounded on the west by a portion of Lot 29 of Metropolitan Industrial Park, Section 22, as recorded in Plat Book 4300, Page 46, being Pinnacle Business Products, LLC, as recorded in Instrument Number 200906300061065, RODC; and bounded on the north by Right of Way (ROW) of Massman Drive. Tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with "#4162 JMO" cap lying on said ROW of Massman Drive, being the common corner of said Lot 1 and Lot 64; thence along the common line of said Lot 64 South 38°41'57" West 249.00 feet to a set point lying in the approximate centerline of Mill Creek; thence along said approximate centerline of Mill Creek and the common line of said Imseven, LLC, and Lot 2 with the following: North 65°19'03" West 310.00 feet to a set point; thence North 48°54'03" West 51.91 feet to a set point; thence leaving said centerline and along the common line of said portion of Lot 29 with the following: North 41°05'57" East 79.88 feet to a set point; thence with a curve to the left having a length of 266.68 feet, a central angle of 75°48'55", a radius of 201.54 feet, a tangent of 156.94 feet, and having a chord bearing and distance of North 88°02'13" East 247.65 feet to a set point; thence North 72°51'54" East 22.52 feet to a set point; thence North 37°03'07" East 65.83 feet to a set point; thence along said ROW of Massman Drive with the following: on a curve to the left having a length of 45.87 feet, a central angle of 09°23'13", a radius of 280.00 feet, a tangent of 22.99 feet, and having a chord bearing and distance of South 46°40'04" East 45.82 feet to a found ¾" iron rod; thence South 51°18'03" East 105.00 feet to the point of beginning.

Tract contains 63,691 square feet or 1.46 acres.

Bearings based on Tennessee State Plane Coordinate System.



LITTLEJOHN ENGINEERING ASSOCIATES

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1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

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Engineering
Planning
Landscape Architecture
Land Surveying
Environmental Services
Health and Safety
Economic Development

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THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT.

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES A PORTION OF LOT 20 OF METROPOLITAN INDUSTRIAL PARK, SECTION 22, AS RECORDED IN BOOK 3, PAGE 58, R.O.D.C.

THIS PROPERTY IS KNOWN AS PARCEL 20 ON TAX MAP 106-04.

A PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS PER DUAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47037C0139 F, ED APRIL 20, 2001.

ALL CORNERS ARE MARKED WITH AN IRON ROD, OR WILL BE, UNLESS OTHERWISE ED.

ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN USTED FOR TEMPERATURE.

ALL DEED AND PLAT REFERENCES ARE MADE TO REGISTER'S OFFICE OF DAVIDSON INTY, TENNESSEE UNLESS OTHERWISE NOTED.

THIS PROPERTY IS CURRENTLY ZONED "IR" WITH OV-UHLD & OV-AHS OVERLAY TRICTS.

BUILDING SETBACKS TO BE DETERMINED BY METRO. ZONING ORDINANCE.

THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, RTICLE II, TREE PROTECTION AND REPLACEMENT) AND CHAPTER 13.40, ARTICLE II, EE PROTECTION AND REPLACEMENT PROCEDURES)

ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION ST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. -840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE STING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHALL ASSUME SPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT CATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND TION LINES ETC., TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE IT IS A QUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ITONE MAY EXCAVATE IN EXCITION MUST NOTIFY ALL KNOW UNDERGROUND UTILITY NERS, NO LESS THAN THREE (3) AND, MORE THAN TEN (10) WORKING DAYS PRIOR TO IN DATE OF THEIR EXCAVATION, TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. ALL 811 FOR A ONE CALL CENTER.

UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT D COPIED FROM APPROPRIATE CONCERNED AGENCIES MAPS AND ARE APPROXIMATE / BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

INDIVIDUAL WATER AND/OR SANITARY SEWER LINES ARE REQUIRED FOR EACH VACEL.

A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE ER, WHEN WATER PRESSURE EXCEED 100 PSI AND A PRV IS REQUIRED ON THE TREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

METRO WATER SERVICES SHALL BE PROVIDED ENTIRETY AND UNENCUMBERED ACCESS AND EASE AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

PROPERTY IS SUBJECT TO STORMWATER MAINTENANCE AGREEMENT, INSTRUMENT NUMBER 20110706-0094411, RECORDED WITH THE DAVIDSON COUNTY REGISTER OF DEEDS.

THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS AVE BEEN INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC KWORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.

TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES (ENGINEERING DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.

SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP)

FIELD DATA IS OF 1/2/13.

AREA SUMMARY

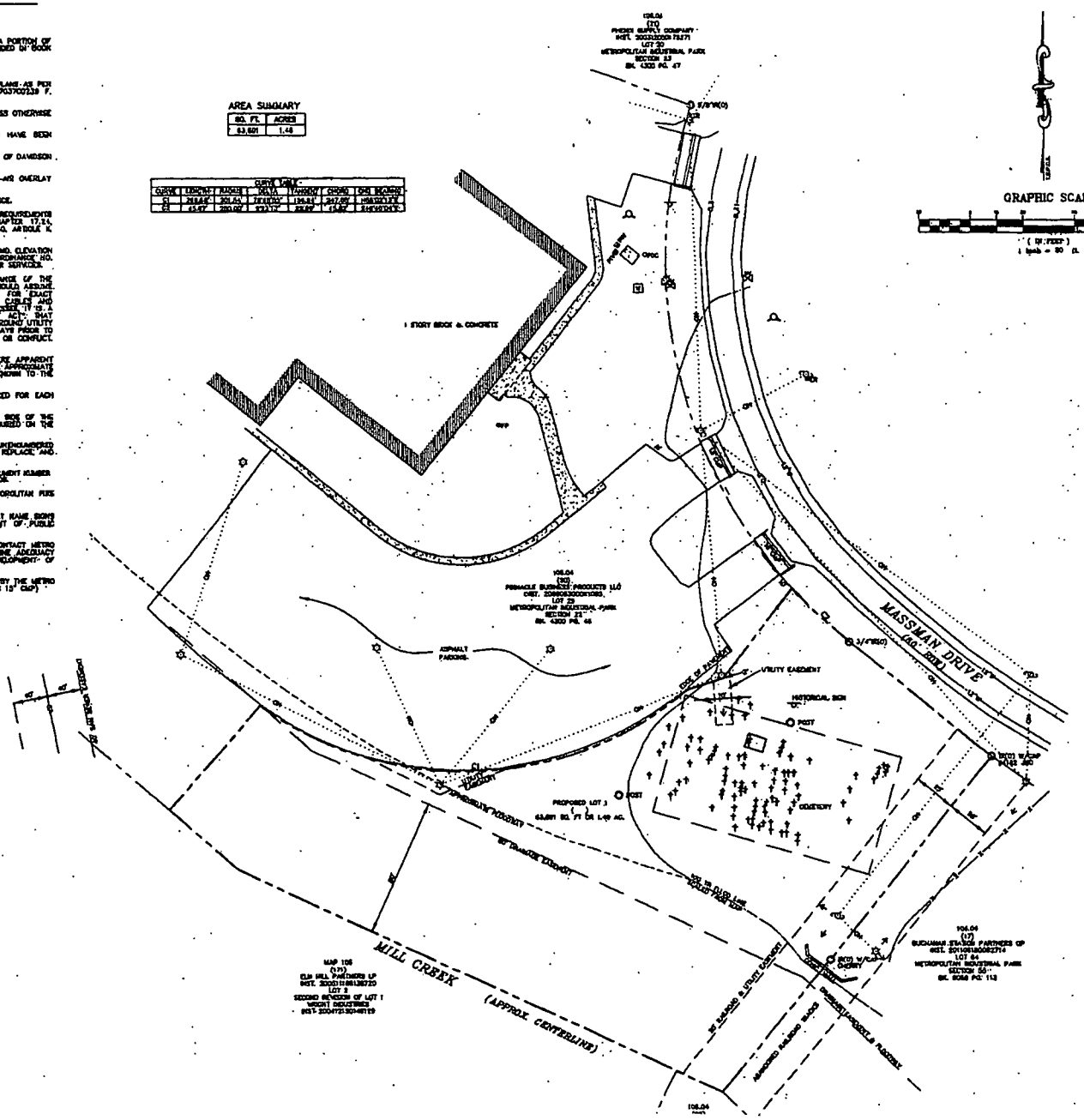
SQ. FT.	ACRES
63,601	1.46

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	268.63'	301.64'	51°01'07"	144.83'	S47°09'53"E	259.83'
C2	45.47'	280.00'	9°18'17"	22.80'	S15°48'08"E	45.42'

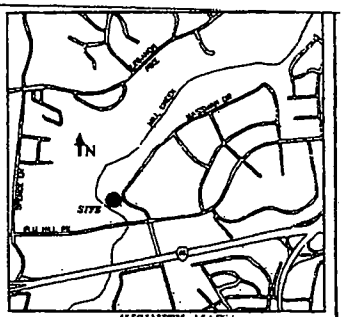
LEGEND

EXISTING PARCEL NO.	(10)
PROPOSED PARCEL NO.	(00)
IRON ROD (OLD)	○ IR(O)
IRON ROD (SET)	◉ IR(S)
P.K. NAIL (OLD)	○ PK(O)
PROPERTY LINE	
FENCE	
OVERHEAD POWER LINE	
STORM SEWER LINE	
SEWER LINE	
GAS LINE	
ELECTRIC BOX	EB
ELECTRIC RISER	
ELECTRIC METER	
UTILITY POLE	
LIGHT POST	
PARKING LIGHT	
GUY WIRE	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
POST INDICATOR VALVE	



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced by instrument Number 20060630-0081042, Register's Office of Davidson County, Tennessee and adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established unless otherwise approved by the Metropolitan Planning Commission and under no circumstances shall each lot or lots be made to produce less area than those prescribed by the resolution, covenants or of record in Instrument Number 20060630-0081042, Register's Office of Davidson County, Tennessee, forming with this plat, to the property.

Name: _____ Date: _____
Pinnacle Business Products, LLC

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the herein shown subdivision plat represents a Category "I" survey having a minimum precision of 1:10,000 and is true and correct. Approved monuments have been or shall be placed as indicated. All lot lines are at right angles or radial to a street unless otherwise noted.

By: _____ Date: 7/19/13
Robert Bowman, TN R.L.S. #1686

COMMISSION'S APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

By: _____ Date: _____

SUBDIVISION No. _____
MINOR SUBDIVISION

BUCHANAN CEMETERY

FINAL PLAT

PREVIOUS SUBDIVISION NAMES:
LOT 23
METROPOLITAN INDUSTRIAL PARK
SECTION 22

NASHVILLE, DAVIDSON COUNTY, TENNESSEE
TAX MAP 106-04 PARCEL 20
COUNCIL DISTRICT: 15TH
COUNCIL MEMBER: PHIL CLAIBORNE
OVERLAY DISTRICT: OV-UHLD
CASE NUMBER:
BILL NUMBER: 2013-600
OVERLAY DISTRICT: OV-AHS
CASE NUMBER:
BILL NUMBER: 2013-600

PREPARED BY:

LITTLEJOHN ENGINEERING ASSOCIATES