SPECIAL WARRANTY DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARRSP
Recvd: 08/28/15 13:46 5 pgs
Fees:27.00 Taxes:0.00
20150828-0087496

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	EXEMPT	163-00-0 417.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, a Tennessee non-profit corporation, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Government of Nashville and Davidson County, hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference ("the Property").

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on EXHIBIT B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances")..

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR do hereby covenant that the Property is free and clear from all encumbrances made or suffered by GRANTO, except to the extent otherwise set forth herein; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS my hand on August 28, 2015.

Young Men's Christian Association of Middle Tennessee,
a Tennessee non-profit corporation:

By: _____
Peter Oldham, Chief Administrative Officer

[*Acknowledgment on following page*]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Peter Oldham, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Administrative Officer of Young Men's Christian Association of Middle Tennessee, the within named bargainor, and that he as such Chief Administrative Officer executed the foregoing instrument for the purposes therein contained, by signing for Young Men's Christian Association by himself as Chief Administrative Officer.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th day of August, 2015.

Elizabeth Puckett

NOTARY PUBLIC

My Commission Expires: 5/6/19

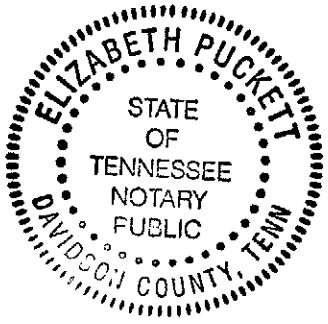


EXHIBIT A
The Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Crossings Boulevard, at a corner common with Lot 3 of The Crossings of Hickory Hollow PUD Subdivision, Lots 1, 2 & 3, as of record in Instrument Number: 20140313-0021245, at the Register's Office for Davidson County, Tennessee, also being the property of Freeland Realty 3, LLC as of record in Instrument Number: 20110801-0058549, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Crossings Boulevard, North 10 deg 46 min 11 sec West, 60.00 feet to an existing iron rod, at a corner common with G & F 249, Ltd., as of record in Instrument Number: 20080618-0062960, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Crossings Boulevard, with the southerly property line of G & F 249, Ltd., North 83 deg 46 min 56 sec West, 392.82 feet to an existing iron rod;

Thence with the easterly properly line of G & F 249, Ltd., North 00 deg 12 min 02 sec East, 443.77 feet to an iron rod set, in the southerly right-of-way line of CSX Transportation Railroad, width varies;

Thence with the southerly right-of-way line of CSX Transportation Railroad, South 89 deg 48 min 47 sec East, 291.74 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 854.24 feet, the central angle of which is 20 deg 08 min 50 sec, the radius of which is 2429.33 feet, the chord of which is South 79 deg 47 min 14 sec East, 849.85 feet to an existing iron rod, at a corner common with Waterford Crossing Property, LP, as of record in Instrument Number: 20141124-0108335, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of CSX Transportation Railroad, with the westerly property line of Waterford Crossing Property, LP, South 19 deg 46 min 57 sec West, 336.48 feet to an existing iron rod;

Thence South 22 deg 59 min 10 sec West, 254.87 feet to an existing iron rod;

Thence South 21 deg 59 min 40 sec West, 291.36 feet to an existing iron rod, at a corner common with Lot 1 of said The Crossings of Hickory Hollow PUD Subdivision, Lots 1, 2 & 3, also being the property of MAC Papers, Inc., as of record in Instrument Number: 20150406-0029964, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 1, South 21 deg 35 min 18 sec West, 208.44 feet to an existing iron rod;

Thence South 29 deg 26 min 42 sec West, 36.72 feet to an existing iron rod;

Thence with the northerly property line of said Lot 1, North 81 deg 16 min 15 sec West, 407.02 feet to an existing iron rod, at a corner common with Lot 2 of said The Crossings of Hickory Hollow PUD Subdivision, Lots 1, 2 & 3, also being the property of Freeland Realty 3, LLC, as of record in Instrument Number: 20110801-0058549, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 2, North 43 deg 57 min 40 sec West, 462.89 feet to an existing iron rod, at a corner common with said Lot 3;

Thence with the easterly property line of said Lot 3, North 02 deg 11 min 48 sec East, 300.00 feet to an existing iron rod;

Thence with the northerly property line of said Lot 3. South 83 deg 48 min 42 sec West, 381.79 feet to the POINT OF BEGINNING. Containing 1,042,905 square feet or 23.942 aces more or less.

Being the same property conveyed to the Young Men's Christian Association of Middle Tennessee, as of record in Instrument Number: 20091223-0116889, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Matters shown on the Plan of record in Plat Book 7900, page 229, in the Office of the Register of Deeds for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7963, page 145; re-recorded in Book 7966, page 60; as amended in Book 8085, page 402, Book 9730, page 957, and Instrument Number 20091020-0096901, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, page 298 and Book 8389, page 533, said Register's Office.

4. Easement Agreement of record at Instrument Number 20091223-0116890, said Register's Office.

5. Easement Deed by Court Order recorded at Instrument Number 20140114-0003779, said Register's Office.

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