SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON 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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	EXEMPT	Map 175, Parcel 23

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, AMNON SHREIBMAN AND WIFE, RUTH SHREIBMAN, hereinafter called "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, hereinafter called "GRANTEE," its successors and assigns, all of GRANTORS' right, title and interest in and to 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 Property with all appurtenances, estate, title, and interest thereto belonging to the GRANTEE, GRANTEE's successors and assigns, forever.

GRANTORS covenant that the Property is free from all encumbrances made or suffered by GRANTORS, except to the extent otherwise set forth herein.

Davidson County DEEDWARRSP
Recvd: 09/11/15 13:52 6 pgs
Fees:32.00 Taxes:0.00
20150911-0092558

WITNESS our hands on September 10, 2015.

RUTH SHREIBMAN
By Craig V. Gabbert, Jr., as Attorney in Fact, per Durable General Power of Attorney of record in Instrument No. 20140421-0033221, in the Davidson County, Tennessee, Register's Office

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Craig V. Gabbert, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath he acknowledged himself to be the Attorney-in fact for **Ruth Shreibman**, the within named bargainor, and that as such Attorney-in-fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Ruth Shreibman**, the bargainor(s), by the said **Craig V. Gabbert, Jr.**, as Attorney-in-Fact.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this the 10th day of September, 2015.

Notary Public

DONNA RANDALL BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5-6-19

AMNON SHREIBMAN
By Craig V. Gabbert, Jr., as Attorney in Fact, per Durable General Power of Attorney of record in Instrument No. 20140407-0028645, in the Davidson County, Tennessee, Register's Office

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Craig V. Gabbert, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath he acknowledged himself to be the Attorney-in fact for ~~Ruth~~ Amnon **Shreibman**, the within named bargainor, and that as such Attorney-in-fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name ~~Ruth~~ **Shreibman**, the bargainor(s), by the said **Craig V. Gabbert, Jr.**, as Attorney-in-Fact. Amnon

WITNESS my hand and official seal, at office in Nashville, Tennessee, this the 10th day of September, 2015.

Notary Public

DONNA RANDALL BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5-6-19

EXHIBIT A
Property

A Tract or Parcel of land in the 33rd Council District of Nashville, Davidson County, Tennessee, lying northeast of and adjacent to Interstate 24, west of and adjacent to Hobson Pike, southwest of and adjacent to the right-of-way of CSX Transportation Railroad (Charter Right-of-Way), and being more particularly described as follows:

Tract 1
Beginning at an iron pin (found) on the westerly right-of-way of Hobson Pike at the southeast corner of The Metropolitan Government of Nashville and Davidson County property of record as Instrument Number 200606150071597 in the Register's Office for Davidson County (R.O.D.C.);
Thence with said right-of-way S05°53'33"W a distance of 80.14' to an iron pin (found) at the northeast corner of the Harry G. Burkitt property of record as Book 8135, Page 837 R.O.D.C.;
Thence leaving said right-of-way with the northerly boundary of said Burkitt property and Burkitt properties of record as Book 7227, Page 197 and Book 5378, Page 753 R.O.D.C., N84°38'46"W a distance of 2252.10' to an iron pin (found);
Thence continuing along the northerly boundary of said Burkitt property of record as Book 5378, Page 753 and generally following a fence N84°35'55"W a distance of 602.28' to an iron pin (found);
Thence with the westerly boundary of said Burkitt property and generally following a fence S06°36'40"W a distance of 769.94' to an iron pin (found) at a fence post, said point being a corner in the northerly boundary of the Mary Sue Clark property of record as Book 8135, Page 544 R.O.D.C;
Thence with said northerly boundary and generally following a fence for the next three (3) courses and distances to iron pins (found) as follows:
N82°34'35"W a distance of 347.55';
N85°07'59"W a distance of 142.89';
N81°57'05"W a distance of 858.47' to an iron pin (found) near an 18" Hackberry at the northeast corner of the Freeland Realty 3, LLC property of record as Instrument Number 201108010058550 R.O.D.C.;
Thence with the northerly boundary of said Freeland Realty 3, LLC property and generally following a fence for the next four (4) courses and distances to iron pins (found) as follows:
N81°24'41"W a distance of 170.04';
N82°18'54"W a distance of 426.09';
N80°20'23"W a distance of 267.76';
N81°00'54"W a distance of 528.90' to an iron pin (found) in the northeasterly right-of-way of Interstate 24;
Thence with said right-of-way N41°45'55"W a distance of 198.71' to an iron pin (found) at a corner in the easterly boundary of The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County of record as Instrument 201312310131092 R.O.D.C. ;
Thence leaving said right-of-way with said easterly boundary and generally following a fence for the next four (4) courses and distances to iron pins (set) as follows:
N07°49'15"E a distance of 770.43';
N07°19'52"E a distance of 301.60';
N07°24'08"E a distance of 563.90';
N07°45'12"E, a distance of 457.56' to an iron pin (set) at the northeast corner of said Metropolitan Government property and the southeast corner of Tract 2 of property now or formerly owned by Amnon Shreibman and wife, Ruth Shreibman of record as Instrument Number 20130705-0069794
Thence with the east boundary of said tract N07°45'12"E, a distance of 457.56' to a PK Nail & Washer (set) in the southerly boundary of the Wirtgen America, Inc. property of record as Book 11708, Page 133 R.O.D.C. ;
Thence with said southerly boundary S55°40'34"E a distance of 812.06' to an iron pin (set) at the southwest corner of the Wirtgen America, Inc. property of record as Instrument Numbers 200707260089070 and 200802200016757 R.O.D.C ;
Thence with the southerly boundary of said Wirtgen America, Inc. property S55°44'41"E a distance of 665.49' to an iron pin (found);
Thence with the easterly boundary of said Wirtgen America, Inc. property and generally following a fence for the next two (2) courses and distances as follows:
N08°46'59"E a distance of 640.40' to an iron pin (found);
N08°51'53"E a distance of 207.36' to an iron pin (set) at the location of a rotted fence post, said point being a southwesterly corner of the Lexington Antioch, LLC property of record as Instrument Number 200407070080778 R.O.D.C.;
Thence with the southerly boundary of said Lexington Antioch, LLC property and generally following a fence for the next two (2) courses and distances to iron pins (found) as follows:
S83°30'29"E a distance of 806.97';
S85°28'38"E a distance of 698.30';

Thence with the southerly boundary of said Lexington Antioch, LLC property and generally following a fence for the next two (2) courses and distances to iron pins (found) as follows:
S83°30'29"E a distance of 806.97';
S85°28'38"E a distance of 698.30';
Thence with the easterly boundary of said Lexington Antioch, LLC property and generally following a fence N07°17'40"E a distance of 383.11' to an iron pin (found) in the southwesterly right-of-way of the CSX Transportation Railroad;
Thence with said railroad right-of-way S50°06'57"E a distance of 671.75' to an iron pin (found) at the northwest corner of the aforementioned Metropolitan Government of Nashville and Davidson County property of record as Instrument Number 200606150071597;
Thence leaving said railroad right-of-way with the westerly boundary of said Metropolitan Government property S05°21'14"W a distance of 1747.35' to an iron pin (found);
Thence with the southerly boundary of said Metropolitan Government property S84°38'46"E a distance of 2252.75' to the point of beginning containing an area of 182.85 acres, more or less, according to a survey performed by Civic Engineering & IT, Inc. Todd Fowlkes TN RLS #2125 as Job No. 150126 dated August 17, 2015 and revised on August 25, 2015.

Being Tract 1 of the same property conveyed to Amnon Shreibman and wife, Ruth Shreibman by deed of record as Instrument Number 20130705-0069794 in the Registers Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20071221-0146580, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

2. Easement for pipe line right-of-way, recorded in Book 3578, Page 489 as supplemented in Right of Way Agreement recorded in Book 4577, Page 541.

3. Application for Greenbelt Assessment recorded at Instrument No. 20071205-0140745.

4. Perpetual Easement for Highway Purposes as set forth in instrument recorded in Book 4086, Page 645.

5. Agreement for Dedication of Easement as set forth in instrument recorded in Book 7529, Page 937 and Book 7529, Page 983.

6. Access and Utility Easement and Agreement as set forth in instrument recorded in Instrument No. 20060615-0071598.

7. Easement to Tennessee Valley Authority for power transmission pursuant to that Declaration of Taking recorded in Book 4423, Page 832 and Judgment recorded in Book 4657, Page 489.

8. Memorandum of Lease Agreement as set forth in instrument recorded in Instrument No. 20030411-0048598.

9. Assignment of Leases as set forth in instrument recorded in Instrument No. 20070710-0082162.

10. Easement and Agreement as set forth in instrument recorded in Instrument No. 20080220-0016758.

11. Sewer Easement and Agreement as set forth in instrument recorded in Instrument No. 20080220-0016759.

12. Memorandum of Lease Agreement as set forth in instrument recorded in Instrument No. 20101112-0090636.

13. Grant of Easement recorded at Instrument No. 20110809-0061380.

14. Easement Deed recorded at Instrument No. 20140114-0003779.

15. Easement retained in Instrument No. 20080220-0016756.

16. Rights of others in and to the cemetery located north of subject property and the rights of ingress and egress thereto.

17. All matters shown on the survey prepared by Carroll Carman, Surveying, Carroll Dean Carman, RLS#910, dated May 25, 2007, as revised on June 11, 2007.

18. Gallatin Steam Plant Radnor Transmission Line easement of record in Book 3067, Page 177.

19. Title to any portion of said land embraced within the bounds of any street, road or railroad right-of-way.

20. Restrictive Covenant Agreement recorded in Instrument No. 20020220-0021907.

21. Revocation of Trusts recorded in Instrument No. 20120530-0046730.

22. All matters shown on the survey prepared by Civic Engineering & IT, Inc., Todd M. Fowlkes, RLS#2125, dated August 17, 2015.

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