THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20150088923 DEEDWARRSP
Recvd: 10/19/15 14:44 3 pgs
Fees:17.00 Taxes:0.00
20151019-0106224

STATE OF TENNESSEE)

DAVIDSON COUNTY)

SPECIAL WARRANTY DEED

Address of New Owner as Follows:	*Send Tax Bills To:*
The Metropolitan Government of Nashville & Davidson County 700 2nd Avenue South Nashville, TN 37201 Attn.: Division of Public Property Admin.	EXEMPT
Map and Parcel Number: **Map 059 16 0 Parcel 248.00**	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, receipt is hereby acknowledged, Harding Corporation ("Grantor"), a Tennessee Corporation, has bargained and sold and does hereby transfer and convey unto The Metropolitan Government of Nashville & Davidson County ("Grantee"), **pursuant to Ordinance BL 2014-958 approved December 17, 2014**, its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from any covenants, conditions, restrictions, easements, and other matters of record in the public records of Davidson County, Tennessee, and all unpaid taxes and assessments to the extent not yet due or payable), but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 15th day of October, 2015.

GRANTOR:

Harding Corporation

By: _____

Name: Stan Hardaway

Its: Secretary-Treasurer

STATE OF TENNESSEE)

DAVIDSON COUNTY)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Stan Hardaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary-Treasurer of Harding Corporation (the "Grantor"), a Tennessee Corporation and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand, at office, this 16th day of October, 2015.

Brenda Norton

Notary Public

My commission expires: 8/27/2018

BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of October, 2015

Brenda Norton

Notary Public

My commission expires: 8/27/2018

BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

EXHIBIT A

Beginning at a point on the Easterly boundary of Haynie's Dewey Heights Subdivision, of record in Plat Book 161, Page 94, said point being located North 02 degrees 22 minutes West and 792.6 feet from the North margin of Whites Creek Pike, at the end of a rock wall; thence with the Easterly boundary of said subdivision as follows: North 03 degrees 34 minutes West 233.6 feet, North 62 degrees 46 minutes West 90.1 feet, North 43 degrees 19 minutes West 35.6 feet, North 23 degrees 49 minutes West 13.9 feet, North 08 degrees 49 minutes West 229.4 feet, North 07 degrees 26 minutes East 181.5 feet, North 03 degrees 18 minutes East 38.12 feet to a point on the South margin of Nocturne Drive, the same being also the Southwest corner of the plan of Trinity Hills Village Apartments, of record in Plat Book 4675, Page 80; thence with the boundary of said plan as follows: North 41 degrees 42 minutes East 547.87, with a curve to the right having a radius of 553.38 feet, a distance of 455.27 feet, the same point being a common corner of Trinity Hills Village Apartments and the Southwest corner of a "Reserved Parcel" shown on the aforementioned plat of Trinity Hills Village Apartments; thence with the boundary line of said "Reserved Parcel" as follows: North 01 degree 19 minutes East 80.58 feet, thence with a curve to the left having a radius of 225 feet, a distance of 431.97, South 71 degrees 19 minutes West 188.55 feet, with a curve to the right having a radius of 275 feet, a distance of 168.22 feet, South 06 degrees 20 minutes West 50 feet, North 83 degrees 40 minutes West 50 feet to a point on the East margin of Manila Street; thence with the East margin of said Manila Street North 6 degrees 20 minutes East 362.37 feet to a point on the South boundary line of Trinity Hills Village, Section Two, First Addition, of record in Plat Book 4460, Page 45; thence with a curve to the right having a radius of 575 feet, 15.14 feet to a point, the same point being the Southwest corner of Lot No. 179 of said subdivision; thence with a boundary of said subdivision on the next eight calls as follows: South 82 degrees 09 minutes 30 seconds East 120.84 feet, North 20 degrees 14 minutes 54 seconds East 274.12 feet, North 25 degrees 46 minutes 29 seconds East 265.25 feet, South 70 degrees 18 minutes 13 seconds East 135.33 feet, South 43 degrees 28 minutes 29 seconds East 165.22 feet, South 15 degrees 46 minutes 41 seconds West 175.87 feet, South 23 degrees 58 minutes 21 seconds West 171.37 feet, South 64 degrees 37 minutes 14 seconds East 266.5 feet to a common corner of aforementioned Trinity Hills Village, Section Two, First Addition, and Trinity hills village Subdivision Section One, Second Addition, of record in Plat Book 4175, Page 79; thence with the boundary of same as follows: South 31 degrees 50 minutes 36 seconds East 143.5 6 feet, South 25 degrees 18 minutes 10 seconds East 138.0 feet, South 86 degrees 25 minutes 23 seconds East 288.04 feet; thence leaving said subdivision boundary South 75 degrees 55 minutes 52 seconds West 354.77 feet, thence South 0 degrees 28 minutes West to a point on the East margin of Toney Road; thence with the East margin of same South 0 degrees 28 minutes West an unknown distance; thence South 88 degrees 02 minutes West crossing Toney Road 20 feet to a point on the West margin of Toney road, the same being the Northeast corner of the Leah Jobe Maurice Davidson lot, of record in Book 7944, Page 128; thence with the North line of said lot South 88 degrees 02 minutes West 312.1 feet to Davidson's Northwest corner, thence South 01 degrees 21 minutes West 150 feet to Kinzer's Southwest corner, of record in Book 3827, Page 446; thence with Kinzer's South line North 88 degrees 02 minutes East 312.3 feet to a point on the West margin of Toney Road; thence with the West margin of same South 01 degree 17 minutes West 199.8 feet; thence leaving Toney road along the North line of the lot of Gifford Grizzard, of record in Book 2012, Page 272 South 87 degrees 58 minutes West 308.9 feet to Grizzard's Northwest corner, thence South 0 degrees 43 minutes East 100 feet to his Southwest corner; thence with the South line of Grizzard as of record in Book 1854, Page 120 South 67 degrees 58 minutes 30 seconds East 242 feet to a point which is located 150 feet West of the West margin of Toney road; thence with a line parallel to and 150 West of said road South 22 degrees 31 minutes West 500 feet to a point; thence South 67 degrees 58 minutes 30 seconds East 150 feet to a point and the West margin of Toney Road; thence with the West margin of the same South 22 degrees 31 minutes West 100 feet to a point; thence leaving Toney Road North 67 degrees 23 minutes West 150 feet to a point in the East boundary line of Arthur Spann, of record in Book 4105, Page 124; thence with Spann's East line North 0 degrees 37 minutes East 249.5 feet to Sapnn's Northeast corner; thence with Spann's North line North 87 degrees 50 minutes West 188.7 feet to a common corner between Spann and Lovell; thence with Lovell's North line North 85 degrees 28 minutes West 188.45 feet to the point of beginning, containing 28.3 acres according to the Tax Maps of Metropolitan Davidson County, Tennessee.

Being part of the property conveyed to Harding Corporation from P.H.P. Ministries, Inc., Trustee, P.H.P. Ministries, Inc. and Park Preserve Associates, L.P., by Quitclaim Deed of record as Instrument No: 20050812-0095764, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to P.H.P. Ministries, Inc., Trustee, in Book 11444, Page 811, Register's Office for Davidson County, Tennessee.

The description of the subject land is described according to composite tax maps, warranty deeds, and subdivision plats of record in the Register's Office for Davidson County, Tennessee.