THIS INSTRUMENT PREPARED BY:
THE DIVISION OF PUBLIC PROPERTY ADMINISTRATION
Metropolitan Government of Nashville & Davidson Cty
P. O. Box 196300
Nashville, TN 37219-6300

BILL GARRETT, Davidson County
Trans:T20150092695 DEEDWARRSP
Recvd: 10/30/15 13:58 4 pgs
Fees:23.00 Taxes:1096.34
20151030-0110714

STATE OF TENNESSEE)

DAVIDSON COUNTY)

SPECIAL WARRANTY DEED

Address of New Owner as Follows:	*Send Tax Bills To:*
Piedmont Natural Gas Company, Inc. 4720 Piedmont Row Drive Charlotte, North Carolina, 28210 Attn.: Office of General Counsel	Piedmont Natural Gas Company, Inc. 4720 Piedmont Row Drive Charlotte, NC 28210 Attn. Tax Services Department
Being a portion of Map and Parcel Number: 080-00-0-035.00	

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, The Metropolitan Government of Nashville & Davidson County, ("Grantor") has bargained and sold and does hereby transfer and convey unto Piedmont Natural Gas Company, Inc. ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and as described in 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.

[signature of Grantor on the following page]

IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, has caused this instrument to be executed by the Director of Public Property Administration, duly authorized in Metropolitan County Council Ordinance No. **BL2015-1308**, so to act on its behalf, this the 30th day of October, **2015.**

GRANTOR:

The Metropolitan Government of Nashville and Davidson County

By: _____
Name: Steve Berry
Its: Director of Public Property Admin.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Steve Berry, 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 Director of Public Property Administration of The Metropolitan Government of Nashville and Davidson County, (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand, at office, this 30th day of October, 2015.

ANGELA D. DOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: My Commission Expires: October 18, 2016

The actual consideration or value, whichever is greater, for this transfer is $296,308.50.

_____
AFFIANT

Subscribed and sworn to before me this the 30th day of October, 2015.

ANGELA D. DOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: My Commission Expires: October 18, 2016

EXHIBIT A

Legal Description

Being land located in Davidson County, Tennessee, described according to a survey (Project No. 20131312) by Littlejohn Engineering Associates, dated March 18, 2014, as follows:

Tract Three:

Tract being a portion of the Davidson County a Municipal Corporation of Tennessee tract, as recorded in Book 3428, Page 220, Register's Office, Davidson County, Tennessee (RODC). Tract being bounded on the north by the Nashville Gas Company, as recorded in Book 6160, Page 624, RODC and on the north and east by the remainder of said Davidson County a Municipal Corporation of Tennessee tract, on the south by the Cumberland River at TVA flowage easement at Elevation 392.0 feet and on the west by the Metropolitan Government tract as recorded in Book 7783, Page 621, RODC. Tract being described as follows:

POINT OF BEGINNING being an 5/8" iron rod at the southwestern corner of the said Nashville Gas Company tract; thence along the common line of the said Nashville Gas Company tract; thence South 40°29'02" East 1447.99 feet to a point; thence South 50°34'27" East 452.35 feet to a point; thence South 22°29'40" West 1226.93 feet to a point on the southern bank of the said Cumberland River at approximately said flowage easement elevation 392.0 feet; thence along the Cumberland River North 50°52'43" West 192.08 feet to a point; thence North 57°58'58" West 221.67 feet to a point; thence North 49°19'32" West 411.11 feet to a point; thence North 53°04'15" West 110.55 feet to a point; thence North 48°08'02" West 170.52 feet to a point; thence North 58°04'35" West 46.68 feet to a point; thence North 42°14'31" West 35.78 feet to a point; thence North 69°03'27" West 74.87 feet to a point; thence North 08°34'16" West 27.08 feet to a point; thence North 36°44'39" West 46.81 feet to a point; thence North 45°26'25" West 187.32 feet to a point; thence North 43°44'26" West 94.99 feet to a point; thence North 40°53'52" West 92.90 feet to a point; thence North 55°20'24" West 79.86 feet to a point; thence North 40°48'21" West 86.36 feet to a point; thence North 31°08'55" West 119.88 feet to a point; thence North 39°55'50" West 122.63 feet to a point; thence North 44°56'24" West 135.11 feet to a point; thence North 41°21'07" West 420.53 feet to a point; thence North 38°31'48" West 565.36 feet to a point; thence North 34°13'27" West 298.23 feet to a point; thence North 31°23'41" West 77.96 feet to a point; thence North 38°14'17" West 157.69 feet to a point; thence North 47°53'17" West 24.99 feet to a point; thence North 41°07'41" East 20.08 feet to a point; thence leaving said Cumberland River with the eastern line of the said Metropolitan Government tract North 33°45'51" East 484.45 feet to a point; thence South 81°27'59" East 177.52 feet to a found concrete monument; thence North 39°58'32" East 351.73 feet to a point at the southwest corner of said Nashville Gas tract; thence along southern line of the said Nashville Gas tract South 52°10'04" East 1390.76 feet to the point of beginning.

Tract contains 4,263,507 square feet or 97.88 acres. Bearings based on Tennessee State Plane Coordinate System.

Being part of the same property conveyed to The Metropolitan Government of Nashville and Davidson County by Andrew Ewing, Trustee of record in Book 3428 Page 220, R.O.D.C.

This conveyance is subject to any and all existing easements, sanitary sewer, utility or other easement, whether or not recorded as a public record.

The parcel of land conveyed herein is subject to:

An easement for transmission lines granted to Tennessee Electric Power Company (T.V.A.), of record in Book 701 Page 537 in the Register's Office for Davidson County, Tennessee.

Easement for electrical transmission lines in favor of the Tennessee Electric Power Company (TVA) of record in Book 787 Page 55 in the Register's Office for Davidson County, Tennessee.

Easement for electrical transmission lines in favor of the Tennessee Electric Power Company (TVA) of record in Book 1038 Page 457 in the Register's Office for Davidson County, Tennessee

An easement of 150 feet in width granted to the United States of America from Davidson County, Tennessee recorded in Book 2907 Page 500 of the Register's Office for Davidson County, Tennessee.

An easement recorded in Book 1303 Page 435 for electrical transmission granted to the Electrical Power Board of the City of Nashville of Register's Office for Davidson County, Tennessee.

An easement for a gas transmission line granted to Tennessee Natural Gas Lines, Inc. of record in Book 2549 Page 524 in the Register's Office for Davidson County, Tennessee. The acquisition of this tract by the grantee, the successor in interest of Tennessee Natural Gas Lines, Inc. shall not serve as a merger of the easement with a fee so as to extinguish this easement, but the easement shall continue to remain in full force and effect.

Subject to an easement for an existing 24 inch force main sanitary sewer.

Subject to the Boundary Line Flow easement maintained by the Tennessee Valley Authority of record in Deed Book 2296 Page 252 in the Register's Office for Davidson County, Tennessee.

Subject to an easement for a 30 inch water line crossing the property.

Subject to a proposed greenway easement 50 feet in width running parallel to the northwest and southwest boundaries of the herein described parcel.

Subject to access by grantor to a monitoring well located south of common corner of the herein described tract, tract 2, as shown on the survey dated March 10, 2014 performed by Littlejohn Engineering Inc., and a parcel down by Grantee, by Deed of Record in Book 6160 Page 624, in Register's office.