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

THIS INSTRUMENT WAS PREPARED BY:

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

Davidson County DEEDWARRSP
Recvd: 12/18/15 16:11 5 pgs
Fees:27.00 Taxes:0.00
20151218-0127567

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	16300038900

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, FREELAND REALTY 3, LLC, a Tennessee limited liability company, 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 December 17, 2015.

Freeland Realty 3, LLC:

By: _____
Bernard G. Freeland

Title: Manager

[Acknowledgment on following page]

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Bernard G. Freeland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and Manager of Freeland Realty 3, LLC, the within named bargainor, and that he as such authorized Manager of Freeland Realty 3, LLC, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Bernard G Freeland Freeland Realty 3, LLC.

Witness my hand and official seal on December 17th, 2015.

Jenean Coleman
NOTARY PUBLIC

My Commission Expires: 1-8-2019

JENEAN COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT A
The Property

Being a portion of Lot 1 of the Final Plat of the 1st Revision Crossings Circle ROW Abandonment, as recorded in Instrument Number 200908110075703, Register's Office for Davidson County, Tennessee (RODC), located in the 32nd district of Davidson County, Nashville, Tennessee. Bounded on the east, north and west by the remainder of Lot 1 and on the east by Lot 1 of the Crossings at Hickory Hollow Section 3 as recorded in Plat Book 9700, Page 199, RODC, bounded by the south by Tract One of U.S. Post Office at Hickory Hollow, as recorded in Plat Book 9700, Page 36, RODC, being Kingdom Realty, LLC, as recorded in Instrument Number 200603170030832, RODC, and on the west by Lot 2 Final Plat of the Crossings Circle ROW Abandonment as recorded in Instrument Number 200903160023330, RODC, also being Freeland Realty 3, LLC, as recorded in Instrument Number 20110801005854 9, RODC. Tract described as follows:

POINT OF BEGINNING being an iron rod new at the western line of the said Waterford Heller, LLC tract and being on the northern line of the said Tract One of the U.S. Post Office at Hickory Hollow; thence along said northern line North 54°44'49" West 209.37 feet to an iron rod new on the eastern line of said Lot 2; thence along said eastern of said Lot 2 North 17°40'47" West 65.80 feet to an iron rod new; thence North 11°18'10" East 49.56 feet to an iron rod new; thence North 15°57'45" West 29.13 feet to an iron rod new; thence North 60°32'41" West 30.22 feet to and iron rod new; thence North 27°34'08" East 203.81 feet to an iron rod new; thence North 21°51'37" East 96.72 feet to an iron rod new; thence North 13°48'26" East 283.97 feet to an iron rod new; thence North 15°17'33" East 196.62 feet to an iron rod new; thence North 43°33'18" East 48.13 feet to an iron rod new; thence South 80°08'57" East 40.05 feet to an iron rod new; thence South 60°34'31" East 81.43 feet to an iron rod new; thence South 54°44'22" East 268.29 feet to an iron rod new; thence South 62°46'56" East 152.43 feet to an iron rod new; thence South 11°45'16" East 44.96 feet to an iron rod new; thence South 20°45'06" West 35.46 feet to an iron rod new; thence South 42°02'42" West 125.50 feet to an iron rod new; thence South 31°39'47" West 112.18 feet to an iron rod new; thence South 30°55'55" West 161.85 feet to a point on the northern line of said Waterford Heller, LLC tract; thence along said northern line North 54°42'33" West 33.82 feet to an iron rod new; thence South 35°17'27" West 476.75 feet to the POINT OF BEGINNING.

Tract contains 394,886 square feet or 9.07 acres.

Being the same property conveyed to Freeland Realty 3, LLC a Tennessee limited liability company by Special Warranty Deed from Crews Crossings, LLC, a Tennessee limited liability company, recorded on the 1st day of August, 2011 in Instrument No. 20110801-0058550, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Book 7963, Page(s) 145, re-recorded in Book 7966, Page 60, amended in Book 8085, Page 402 and Book 9730, Page 957, supplemented in Book 10722, Page 95 and Instrument No. 20000725-0073371, and amended in Instrument No. 20091020-0096901, and in the Assignment of Developer's Rights in Instrument No. 20090724-0069584, Assignment of Developer's Rights recorded at Instrument No. 20110801-0058551.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Book 7900, Page(s) 39 and Book 7900, page 229, Instrument Nos. 20040916-0111753 and 20090811-0075703.

4. Easement of record in Instrument No. 20091020-0096911, Register's Office for Davidson County, Tennessee.

5. Detention Pond Easement of record in Book 10095, Page 208, Register's Office for Davidson County, Tennessee.

6. Easement for limited access reserved in Instrument No. 20091020-0096910, Register's Office for Davidson County, Tennessee, together with the requirements therein contained.

7. Rights of upper and lower riparian owners to the flow of waters of any creeks on the subject property, free from diminution or pollution.

8. All matters shown on the surveys by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, dated July 1, 2011 and July 11, 2011.

9. All matters shown in survey by Robert M. Searson, RLS No. 1666, dated August 11, 2015.

10. Property Modifications recorded at Instrument No. 20080925-0097579.

11. Subject to Assignment of Rights recorded at Instrument No. 20150406-0029965.

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