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: 12/18/15 16:13 13 pgs
Fees:67.00 Taxes:0.00
20151218-0127568

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	17400003300

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").

NOTWITHSTANDING THE CONVEYANCE of the property described on EXHIBIT A, Grantor retains and Grantee grants certain easements described in EXHIBIT C, attached hereto and incorporated herein by reference (the "Retained Easements Agreement").

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 GRANTOR, 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 15, 2015.

Grantor: Freeland Realty 3, LLC

By: _____

_____

Title: _____

Grantee: The Metropolitan Government of Nashville and Davidson County

By: _____
Steve Berry
Director of Public Property Administration

[Acknowledgments on following page]

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

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	17400003300

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").

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WITNESS my hand on December 15, 2015.

Grantor: Freeland Realty 3, LLC

By: _____
Bernard G. Freeland

Title: 12/17/15

Grantee: The Metropolitan Government of Nashville and Davidson County

By: _____
Steve Berry
Director of Public Property Administration

[*Acknowledgments on following page*]

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared _____, 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 _____ of Freeland Realty 3, LLC, the within named bargainor, and that he as such authorized _____ 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 _____ of Freeland Realty 3, LLC.

Witness my hand and official seal on December 15th, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steve Berry, 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 by The Metropolitan Government of Nashville and Davidson County, the within named bargainor, and that he as such authorized Director of Public Property of The Metropolitan Government of Nashville and Davidson County has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of The Metropolitan Government of Nashville and Davidson County by himself as Dir. of Public Property of The Metropolitan Government of Nashville and Davidson County.

Witness my hand and official seal on December 15th, 2015.

NOTARY PUBLIC

My Commission Expires August 23, 2016

TERRI R. TROUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 of Freeland Realty 3, LLC.

Witness my hand and official seal on December 15th, 2015.

Jenean Coleman
NOTARY PUBLIC

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

My Commission Expires: 1-8-2019

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared _____, 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 by The Metropolitan Government of Nashville and Davidson County, the within named bargainor, and that he as such authorized _____ of The Metropolitan Government of Nashville and Davidson County has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of The Metropolitan Government of Nashville and Davidson County by himself as _____ of The Metropolitan Government of Nashville and Davidson County.

Witness my hand and official seal on December 15th, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A
The Property

A tract of land in the 32nd Council District, Davidson County, Tennessee. Tract being bounded on the north by Amnon Shreibman as recorded in Instrument Number 201307050069794, Register's Office for Davidson County, Tennessee (RODC), on the East by Mary Sue Clark, as recorded in Book 8135, Page 844, RODC, and by Donna G. Wilson, as recorded in Instrument Number 200603150029772, RODC and on the south and west by Interstate 24 (Right of Way varies) (ROW). Tract being described below as follows:

POINT OF BEGINNING being an iron rod new on the southwestern ROW of Interstate 24 and being the southwestern corner of the said Donna G. Wilson tract; thence along said ROW North 41°47'55" West 571.92 feet to a concrete monument old; thence South 48°08'30" West 25.48 feet to a concrete monument old; thence North 41°49'03" West 1339.12 feet to a concrete monument old; thence North 48°06'47" East 60.92 feet to an iron rod new; thence North 41°47'42" West to an iron rod new; thence leaving said ROW with the southern line of said Amnon Shreibman tract South 81°03'59" East 527.79 feet to an iron rod new; thence South 80°22'33" East 267.68 feet to an iron rod new; thence South 82°22'22" East 426.00 feet to an iron rod new; thence South 81°28'56" East 169.66 feet to an iron rod old at the northwestern corner of the said Mary Sue Clark tract; thence along the western line of Mary Sue Clark and Donna G. Wilson South 05°29'27" West 1253.96 feet to the POINT OF BEGINNING.

Containing 934,593 square feet or 21.46 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 of Davidson County, Tennessee.

Less and except:

A tract of land in the 32nd Council District of Davidson County, Tennessee and being a proposed billboard lot (the "Billboard Parcel") on the Freeland Realty 3, LLC tract as recorded in Instrument Number 201108010058550, Register's Office of Davidson County (RODC). Tract being bounded on the west, north and east by the remainder of said Freeland Realty 3, LLC, and on the south by the northeastern Right of Way (ROW) on Interstate 24. Tract being more particularly described as follows:

POINT OF COMMENCEMENT being a concrete monument lying on the northeastern ROW of said Interstate 24 and being the northwest corner of the said Freeland Realty 3, LLC tract; thence with said ROW of Interstate 24, South 41° 49' 03" East 815.71 feet to the true POINT OF BEGINNING; thence leaving said ROW of Interstate 24, North 48° 10' 57" East 70.00 feet to a point; thence South 41° 49' 03" East 50.00 feet to a point; thence South 48° 10' 57" West 70.00 feet to a point lying on the northeastern ROW of said Interstate 24; thence with said ROW of Interstate 24, North 41° 49' 03" West 50.00 feet to the point of beginning.

Tract contains 3,500.00 square feet or 0.08 acres.

Being part of 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 of 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 Plat 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 and Assignment of Developer's Rights in Instrument No. 20110801-0058551.

3. That portion of the property within the bounds of a cemetery, together with an easement for ingress and egress thereto.

4. Tennessee Valley Authority Easement of record in Book 4423, Page 828 and Book 4472, Page 155, Register's Office for Davidson County, Tennessee.

5. The subject property does not front a completed uncontrolled access street or highway, and any access to the subject property would be only by means of an uncompleted "public access road," as reflected in Sheet 15 of the 1958 TDOT project plans for I-24, and an access easement to be granted across Parcels 67 and/or 68 on Map 174.

6. All matters shown on the survey by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, dated July 27, 2011.

7. Declaration of Ingress/Egress Easement recorded at Instrument No. 20110729-0058344.

8. All matters shown in surveys by Robert M. Searson, RLS No. 1666, dated August 11, 2015 and September 21, 2015.

9. The Retained Easements described in Exhibit C attached hereto.

EXHIBIT C
Retained Easements Agreement

INGRESS/EGRESS AND VIEW EASEMENT AGREEMENT

THIS INGRESS/EGRESS AND VIEW EASEMENT AGREEMENT (this "**Agreement**) is made effective as of December 18, 2015 (the "**Effective Date**"), by and between THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ("**Metro**") and FREELAND REALTY 3, LLC, a Tennessee limited liability company ("**Freeland**").

WITNESSETH

WHEREAS, Freeland is conveying a certain tract of land in Antioch, Davidson County, Tennessee more particularly described on Exhibit A attached to the Special Warranty Deed to which this document is attached as Exhibit C and designated as part of Parcel 33 on Tax Map 174 of the Tax Assessor's Office for Davidson County, Tennessee (the "**Metro Parcel**");

WHEREAS, Freeland is the owner of a contiguous lot on which a billboard sign will be erected (the "**Billboard**") more particularly described on Exhibit C-1 to this Exhibit C (the "**Billboard Parcel**");

WHEREAS, Metro as the Grantee of the Special Warranty Deed conveying the property described in Exhibit A (the "Metro Parcel") and Freeland as the owner of retained property also described as "Less and Except" in Exhibit A ("the Billboard Parcel") and more particularly described in Exhibit C-1 to this Exhibit C now desire to enter into this Agreement for the purpose of retaining and affirming, in favor of the Billboard Parcel, a perpetual easement for ingress and egress across a portion of the Metro Parcel and a perpetual view easement across a portion of the Metro Parcel in accordance with the terms of this Agreement.

NOW, THEREFORE, Metro and Freeland for good and valid consideration, receipt of which is hereby acknowledged by the parties, agree as follows:

AGREEMENT

1. Recitals. The recitals above are incorporated herein by this reference.

2. Retention of Easements.

(a) Retention of Access Easement. Freeland, on behalf of itself and its successors and assigns hereby retains to and for the benefit of the Billboard Parcel, its owner and its successors and assigns (including a Billboard tenant) (the "**Billboard Parcel Owner**"), and Metro affirms a non-exclusive perpetual ingress and egress easement over that portion of the Metro Parcel to and from the Billboard Parcel which is more particularly described in Exhibit A to the Special Warranty Deed to which this Agreement is attached as Exhibit C and in Exhibit C-1 attached hereto and incorporated herein (the "**Access Easement Area**").

Said Access Easement is further described as:

> A tract of land being a 50 foot wide access easement running on, over and through Freeland Realty 3, LLC tract as recorded in Instrument Number 201108010058550, Register's Office of Davidson County (RODC). Easement being bounded on the north by the remainder of said Freeland Realty 3, LLC, on the east by a proposed Billboard Lot, not of record, and on the south and west by the northeastern Right of Way (ROW) of Interstate 24. Tract being more particularly described as follows:
>
> POINT OF BEGINNING being a concrete monument lying on the northeastern ROW of said Interstate 24 and being the northwest corner of the easement being described; thence with said ROW of Interstate 24, North 48° 06' 47" East 50.00 feet to a point; thence leaving said ROW, South 41° 49' 03" East 815.77 feet to a point; thence South 48° 10' 57" West 50.00 feet to a point lying on the northeastern ROW of said Interstate 24; thence with said ROW, North 41° 49' 03" West 815.71 feet to the point of beginning.
>
> Tract contains 40,787.22 square feet or 0.94 acres.
>
> Being part of 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 of Davidson County, Tennessee.

(b) Retention of View Easement. Freeland retains and Metro affirms for the benefit of the Billboard Parcel and the Billboard Parcel Owner a perpetual view easement (the "**View Easement**") over that portion of the Metro Parcel which is more particularly described in Exhibit C-1 attached hereto and incorporated herein (the "**View Easement Area**"; the View Easement Area and the Access Easement Area may collectively be referred to herein as the "**Easement Area**") to protect the line of sight from the Billboard to the adjacent Interstate 24 from which the Billboard is intended to be seen. The parties agree that no structures or improvements, either permanent or temporary, trees, shrubs or other growths of any nature, permanent or temporary, advertising devices, such as balloons, banners, streamers or other objects, which obstruct the Billboard shall be erected or permitted in the View Easement Area. Billboard Parcel Owner shall have the right at its sole cost and expense to cut or remove any brush, trees, weeds or other growths within the View Easement Area that obstruct the view of the Billboard from Interstate 24 upon at least fourteen (14) days' notice to Metro Parcel Owner.

Said View Easement is further described as:

A tract of land being a clearing easement running on, over and through Freeland Realty 3, LLC tract as recorded in Instrument Number 201108010058550, Register's Office of Davidson County (RODC). Easement being bounded on the west, north and east by the remainder of said Freeland Realty 3, LLC tract, and on the south by the northeastern Right of Way (ROW) of Interstate 24. Tract being more particularly described as follows:

POINT OF COMMENCEMENT being a concrete monument lying on the northeastern ROW of said Interstate 24 and being the northwest corner of the said Freeland Realty 3, LLC tract; thence with the ROW of said Interstate 24, South 41° 49' 03" East 365.71 feet to the true POINT OF BEGINNING; thence leaving said ROW of Interstate 24, South 50° 39' 33" East 455.41 feet to a point; thence South 41° 49' 03" East 50.00 feet to a point; thence South 32° 58' 32" East 455.41 feet to a point lying on the northeastern ROW of said Interstate 24; thence with said ROW of Interstate 24, North 41° 49' 03" West 950.00 feet the point of beginning.

Tract contains 35,000 square feet or 0.80 acres.

Being part of 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 of Davidson County, Tennessee.

(c) Indemnity. To the fullest extent permitted by applicable law, the Billboard Parcel Owner shall indemnify and hold harmless the Metro Parcel Owner and their respective officers, directors, partners, shareholders, employees and agents from and against any and all losses, damages, liabilities, demands, causes of action, costs and expenses (including reasonable attorneys' fees and costs of litigation actually incurred), arising out of or resulting from injury to or death of persons, or damage to or loss of property, which grow out of or in connection with the exercise or use of the rights and easements granted in this Agreement by the Billboard Parcel Owner. If, however, the Metro Parcel Owner grants to any other entity or person any rights or easements to use the Easement Area, then the Billboard Parcel Owner shall not be responsible for any losses, damages, liabilities, demands, causes of action, costs or expenses (including reasonable attorneys' fees and costs of litigation actually incurred), arising out of or resulting from injury to or death of persons, or damage to or loss of property, which grow out of or in connection with the exercise or use of the Easement Area by such other entity or person.

3. Termination of Existing Easement. Grantor and Grantee acknowledge that Freeland owns a certain tract (the Billboard Parcel) that is adjacent to the Metro Parcel that is being conveyed by the Special Warranty Deed to which this Agreement is attached as Exhibit C. Freeland's existing access to the Billboard Parcel is currently through (a) an easement over property owned by the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County and used by Hospital Corporation of America and (b) a public right of way owned by the Tennessee Department of Transportation. In the event this existing access has terminated or does terminate, then Metro will provide reasonable access to the Billboard Parcel from a public street across Metro's property for the use of Billboard Parcel Owner, Billboard Parcel Owner's employees, agents, successors and assigns. Such access shall be along a route determined by Metro and may include both paved and unpaved sections.

Billboard Parcel Owner shall cooperate with Metro in the use of the access route so as to minimize damage to and disruption to public uses of Metro's property.

4. Miscellaneous.

(a) Covenants Running With Land. The rights and easement granted, declared and created herein and the various terms, conditions, restrictions and agreements set forth herein shall be (i) easements, covenants and agreements running with the land comprising the Easement Area and (ii) binding upon and inure to the benefit of the Billboard Parcel Owner and their respective heirs, successors and assigns and all those claiming by, through or under each such owner or its or his/her heirs, successors and assigns.

(b) No Dedication. Nothing contained herein shall be construed or deemed to constitute a dedication, express or implied, of any real property to or for any public use or purpose whatsoever.

© Amendment. This Agreement may not be terminated, extended, modified or amended except by a written instrument duly executed by the Billboard Parcel Owner and the Metro Parcel Owner.

(d) Severability. If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held to be invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(e) Governing Law; Legal Requirements. This Agreement shall be governed, construed and enforced in accordance with the laws of the State of Tennessee.

(f) Exhibits. All exhibits referred to herein are attached hereto and made a part hereof.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Metro has executed this Agreement effective as of the Effective Date.

METRO:

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

Steve Berry
Director of Public Property Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Terri R. Troup, a notary public of the state and county aforesaid, personally appeared Steve Berry, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Director of Public Property Aminstration of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, the within named bargainor, a corporation, and that he/she as such Director of Public Property Administration, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY by himself/herself as Director of Public Property Administration.

Witness my hand and seal, at office in Davidson County, Tennessee, this 17th day of December, 2015.

Notary Public

My Commission Expires: August 23, 2016

TERRI R. TROUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FREELAND:

FREELAND REALTY 3, LLC, a Tennessee limited liability company

By:_____
Print Name:_____
Print Title:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a notary public of the state and county aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be _____ of FREELAND REALTY 3, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as _____.

Witness my hand and seal, at office in Davidson County, Tennessee, this 17th day of December, 2015.

_____
Notary Public

My Commission Expires:

_____

IN WITNESS WHEREOF, Metro has executed this Agreement effective as of the Effective Date.

METRO:

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

_____

Steve Berry
Director of Public Property Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a notary public of the state and county aforesaid, personally appeared Steve Berry, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Director of Public Property Aminstration of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, the within named bargainor, a corporation, and that he/she as such Director of Public Property Administration, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY by himself/herself as Director of Public Property Administration.

Witness my hand and seal, at office in Davidson County, Tennessee, this 17th day of December, 2015.

_____
Notary Public

My Commission Expires:_____

FREELAND:

FREELAND REALTY 3, LLC, a Tennessee limited liability company

By:_____
Print Name: Bernard G. Freeland
Print Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jeneen Coleman, a notary public of the state and county aforesaid, personally appeared Bernard G. Freeland with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be Manager of FREELAND REALTY 3, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Bernard G Freeland

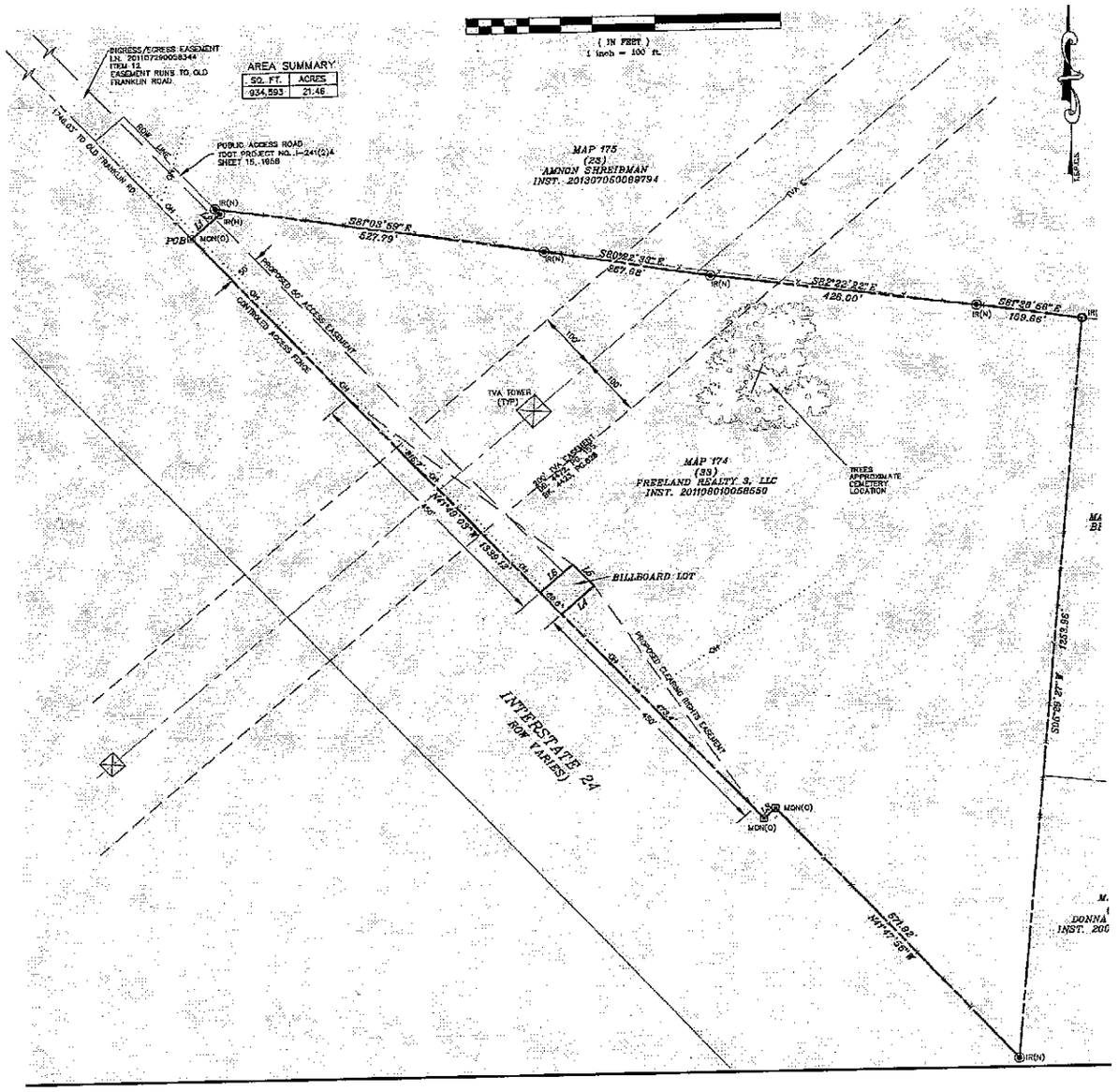
Witness my hand and seal, at office in Davidson County, Tennessee, this 17th day of December, 2015.

Jeneen Coleman
Notary Public

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

My Commission Expires:
1-8-2019

EXHIBIT C-1


(IN FEET)
1 inch = 100 ft.
AREA SUMMARY
SQ. FT. | ACRES
934,593 | 21.46
INGRESS/EGRESS EASEMENT
I.N. 201107290058344
ITEM 16
EASEMENT RUNS TO OLD FRANKLIN ROAD
PUBLIC ACCESS ROAD
TDOT PROJECT NO. I-24(12)4
SHEET 15, 1958
MAP 175
(23)
AMYON SHREIBMAN
INST. 201307050089794
TVA
POB
IR(N)
MON(O)
S81°05'50"E
527.79'
S80°02'32"E
567.92'
S82°22'32"E
426.00'
S81°38'56"E
169.86'
PROPOSED 50' ACCESS EASEMENT
CENTERLINE ACCESS FENCE
TVA TOWER (TYP)
MAP 174
(33)
FREELAND REALTY 3, LLC
INST. 201108010058550
INGRESS APPROXIMATE CEMETERY LOCATION
BILLBOARD LOT
PROPOSED CLOSING ROUTE EASEMENT
INTERSTATE 24
(ROW VARIES)
S00°09'27"W
1655.95'
S41°47'56"W
571.92'
DONNA
INST. 200

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