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	EXEMPT	09312001600, 09311011000, 09311011100, 09311011200 & 09311024300

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, THE TRUST FOR PUBLIC LAND, a California non-profit corporation, 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, certain tracts or parcels 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 tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does 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 18, 2015.

The Trust for Public Land

By: _____

Title: Division Legal Director

Davidson County DEEDWARRSP
Recvd: 12/21/15 08:25 7 pgs
Fees:37.00 Taxes:0.00
20151221-0127585

[*Acknowledgment on following page*]

STATE OF Florida

COUNTY OF Leon

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Peter Fodor, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Division Legal Director of The Trust for Public Land, the within named bargainor, and that he/she as such Division Legal Director, being duly authorized, executed the foregoing instrument for the purposes therein contained, by signing for The Trust for Public Land, not individually but solely in its representative capacity as trustee of the The Trust for Public Land by himself/herself as Division Legal Director.

WITNESS MY HAND AND OFFICIAL SEAL, this the 18th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 10-31-2018

STACY SAVOIE GAYHART
Notary Public - State of Florida
My Comm. Expires Oct 31, 2018
Commission # FF 138916
Bonded Through National Notary Assn.

EXHIBIT A
The Property

Five tracts or parcels of land in the 19th Council District of Davidson County, Tennessee, lying west of and adjacent to Interstates 24 & 40, north and south of and adjacent to the Nashville & Eastern Railroad, on the waters of the Cumberland River, and being more particularly described as follows:

Tract 1:

Beginning at an iron pin (set) on the westerly right-of-way of Interstates 24 & 40 of record at the State of Tennessee Department of Highways and Public Works, Project I-40-4 (4) 209 Sheets 4 & 5, said point being the northeast corner of Tract 4;

Thence leaving said right-of-way with the northerly boundary of said Tract 4 N 74°42'08" W a distance of 109.86' to a point;

Thence with the westerly boundary of said Tract 4 S 15°05'01" W a distance of 161.37' to an iron pin (found) on said westerly interstate right-of-way;

Thence with said right-of-way N 83°39'47" W a distance of 63.35' to a PK Nail (set), said PK Nail being the east most corner of an unnamed Tract conveyed to Triangle Refineries, Inc. of record in Book 4354, Page 624 in the Register's Office for Davidson County (R.O.D.C.);

Thence leaving said right-of-way with the northerly boundary of said unnamed Tract N 71°29'04" W a distance of 84.20' to a point in the northerly right-of-way of an unimproved 20' wide alley (status unknown);

Thence with said right-of-way N 71°29'04" W a distance of 79.58' to an iron pin (found) at the southeast corner of Tract 1-State of Tennessee property of record in Book 1224, Page 74 R.O.D.C.;

Thence leaving said alley with the northeast boundary of said State of Tennessee property N 23° 22'28" W a distance of 254.60' to a PK Nail (set) at the intersection of the east right-of-way of unimproved Lime St. (Status Unknown) and the south right-of-way of unimproved Sycamore St. (Status Unknown);

Thence with said Sycamore St. right-of-way N 71°29'04" W a distance of 50.00' to a PK Nail (set) in the east line of the State of Tennessee property of record in Book 48 Page 159 R.O.D.C.;

Thence with said east line N 21°38'08" E a distance of 70.00' to a point;

Thence N 70°16'12" W a distance of 47.00' to a point at the intersection of two older rock walls, said point being in the easterly boundary of the M.D.H.A. property of record in Instrument Number 20040910-0109560 R.O.D.C.;

Thence with said easterly boundary, along the east face of a rock wall of Record in Book 437, Page 206 R.O.D.C. N 24°32'36" E a distance of 142.93' to a point in the southerly right-of-way of the Nashville & Eastern Railroad Authority of record in Book 6978, Page 401 R.O.D.C.;

Thence with said right-of-way for the next six (6) calls to points as follows:
S 65°42'07" E a distance of 15.54' to a point;

S 58°18'30" E a distance of 85.90' to a point;

Along a 1482.69' radius curve to the left with an arc length of 191.21', having a chord bearing and distance of S 62°00'10" E, 191.07' to an iron pin (set);

S 27°06'23" W a distance of 10.01' to an iron pin (set);

Along a 1492.69' radius curve to the left for an arc length of 176.58', having a chord bearing and distance of S 69°04'02" E, 176.48' to a PK Nail (set);

S 72°28'36" E a distance of 166.96' to an iron pin (set) in the above mentioned westerly interstate right-of-way;

Thence leaving said railroad right-of-way with said interstate right-of-way for the next three (3) courses and distances to iron pins (set) as follows:

S 13°55'24" W a distance of 112.40';

N 74°20'05" W a distance of 40.02';

S 49°23'53" W a distance of 47.63' to the point of beginning containing an area of 159,460 square feet or 3.661 acres, more or less according to a survey performed by Civic Engineering & IT, Inc. Todd M. Fowlkes TN RLS #2125 dated August 8, 2015.

Tract 2:

Beginning at an iron pin (set) on the northerly right-of-way of the Nashville & Eastern Railroad Authority of record in Book 6978, Page 401 R.O.D.C., said point being the southwest corner of Tract 3;

Thence with said right-of-way for the next two (2) calls to iron pins (set) as follows:

N 58°18'30" W a distance of 102.10';

Along a 1290.02' radius curve to the left for an arc length of 197.90' having a chord bearing and distance of N 62°42'12" W, 197.71' to an iron pin (set);

Thence N 16°55'34" E, passing an iron pin witness corner (set) at a distance of 35.00' and continuing on for a total distance of 90' (by deed) to the un-monumented low water line of the Cumberland River;

Thence following said low water line S 84°41'10" E a distance of 300.00' to the un-monumented northwest corner of Tract 3. The low water line being referenced by a witness line beginning at the above mentioned "witness corner" and thence S 80°36'10" E a distance of 296.17' to an iron pin witness corner (set) in the westerly boundary of Tract 3;

Thence leaving said low water line with the westerly boundary of Tract 3 S 17°06'34" W, passing an iron pin (set) witness corner at a distance of 76.6' more or less and continuing on 135.42' (having a total deed distance of 212') to the point of beginning containing an area of 43,049 square feet or 0.988 acres, more or less according to a survey performed by Civic Engineering & IT, Inc. Todd M. Fowlkes TN RLS #2125 dated August 8, 2015.

Tract 3:

Beginning at an iron pin (set) on the northerly right-of-way of the Nashville & Eastern Railroad Authority of record in Book 6978, Page 401 R.O.D.C., said point being the southeast corner of Tract 2;

Thence with the easterly boundary of Tract 2 N 17°06'34" E, passing an iron pin witness corner (set) at a distance of 135.42' and continuing on for a total distance of 212' (by deed) to the un-monumented low water line of the Cumberland River;

Thence with said low water line for the next three (3) courses and distances to points as follows:

S 84°33'53" E a distance of 102.84';

N 88°55'25" E a distance of 300' (by deed)';

N 85°33'22" E a distance of 423.84' to an un-monumented corner. The low water line being referenced by a witness line beginning at the above mentioned "witness corner" and running approximately 75' south of and parallel with the low water line for the next three (3) courses and distances to iron pins (set) as follows:

S 84°33'53" E a distance of 122.60';

N 88°55'25" E a distance of 306.47';

N 85°33'22" E a distance of 471.05' to an iron pin witness corner (set) corner in the westerly boundary of the Peter H. Curry Trustee property of record in Book 8449, Page 164 R.O.D.C.;

Thence leaving said low water line with the west boundary of said Curry property and the westerly right-of-way of Interstates 24 & 40 of record in Book 2903, Page 193 R.O.D.C. S 35°24'36" E, passing an iron pin witness corner (set) at a distance of 87.5' more or less and continuing on 252.53' (having a total deed distance of 340') to an iron pin (set);

Thence continuing with said right-of-way S 13°55'24" W a distance of 62.90' to an iron pin (set), said iron pin being the northeast corner of the ICM Foundation, Inc. property of record in Instrument Number 20030429-0057411 R.O.D.C.;

Thence leaving said right-of-way with the northerly boundary of said ICM Foundation, Inc. property N 89°24'30" W a distance of 384.99' to an PK Nail (set), said PK Nail being the northeast corner of Tract 5;

Thence with the northerly boundary of said Tract 5 N 89°24'30" W a distance of 526.43' to an iron pin (set) in the northerly right-of-way of the above mentioned Nashville & Eastern Railroad Authority;

Thence with said right-of-way N 58°18'30" W a distance of 185.40' to the point of beginning containing an area of 296,259 square feet or 6.801 acres, more or less according to a survey performed by Civic Engineering & IT, Inc. Todd M. Fowlkes TN RLS #2125 dated August 8, 2015.

Tract 4:

Beginning at an iron pin (found) on the westerly right-of-way of Interstates 24 & 40 of record at the State of Tennessee Department of Highways and Public Works, Project I-40-4 (4) 209 Sheets 4 & 5, said iron pin being a southeast corner of Tract 1;

Thence leaving said right-of-way with the easterly boundary of said Tract 1 for the next two (2) courses and distances as follows:

N 15°05'01" E a distance of 161.37' to a point;

S 74°42'08" E a distance of 109.86' to an iron pin (set) in said westerly interstate right-of-way;

Thence with said right-of-way S 49°23'53" W a distance of 194.87' to the point of beginning containing an area of 8,864 square feet 0.204 acres, more or less according to a survey performed by Civic Engineering & IT, Inc. Todd M. Fowlkes TN RLS #2125 dated August 8, 2015.

Tract 5:

Beginning at an PK Nail (set) in the center of Anthes Drive on the northerly right-of-way of the Nashville & Eastern Railroad Authority of record in Book 6978, Page 401 R.O.D.C., said PK Nail being the southwest corner of the ICM Foundation, Inc. property of record in Instrument Number 20030429-0057411 R.O.D.C.;

Thence with said right-of-way for the next two (2) calls to points as follows:

Along a 1382.69' radius curve to the right for an arc length of 161.40' having a chord bearing and distance of N 61°39'09" W 161.31' to an iron pin (set);

N 58°18'30" W a distance of 412.20' to an iron pin (set), said iron pin being in the southerly boundary of Tract 3;

Thence leaving said right-of-way with said southerly boundary S 89°24'30" E a distance of 526.43' to a PK Nail (set) in the center of Anthes Drive at the northwest corner of the above mentioned ICM Foundation, Inc. property;

Thence with the westerly boundary of said ICM Foundation, Inc. property S 06°40'53" W a distance of 289.67' to the point of beginning containing an area of 78,009 square feet 1.791 acres, more or less according to a survey performed by Civic Engineering & IT, Inc. Todd M. Fowlkes TN RLS #2125 dated August 8, 2015.

The five tracts described above being the same property conveyed to The Trust for Public Land by Greenfield Environmental Multistate Trust, LLC, of record as Instrument Number 20151218-0127569, in the Registers Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, page 9, Register's Office for Davidson County, Tennessee.

2. Easement for right of way recorded in Book4075, page 819, said Register's Office.

3. Easement for public utility purposes and underground oil lines, recorded in Book 2153, page 303, said Register's Office.

4. Easement for the flow of the waters of the Cumberland River, and the rights to the public therein.

5. Rights of upper and lower riparian owners to the flow of waters of the Cumberland River, free from diminution or pollution.

6. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.

7. 25-foot easement along the Northerly property line for City of Nashville sewer line Nos. 53-SD-2 and 54-SD-1, as set forth in Warranty Deed recorded in Book 4576, page 319, said Register's Office.

8. 25-foot ingress and egress easement along the Easterly property line, as set forth in Warranty Deed recorded in Book 4576, page 319, said Register's Office.

9. 18-foot wide spur track easement claimed by Tennessee Central Railroad by adverse possession, as set forth in Warranty Deed recorded in Book 4576, page 319.

10. Matters shown on survey of Barge, Waggoner & Sumner, dated April 17, 1962, revised March 14, 1969, and as set forth in Warranty Deed recorded in Book 10044, page 348.

11. Easement and Restrictions set forth in deed recorded in Book 4273, page 310.

12. Mutual Limited Access and Egress Easement as set forth in instrument recorded in Book 6629, page 847.

13. Right of Way and Easement as set forth in Instrument recorded in Book 10359, page 168 and Book 10359, page 173.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20080221-0017252.

15. Terms and provisions set forth in Bill No. 082-883.

16. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

17. All matters shown on the ALTA survey by Todd M. Fowlkes, Tennessee RLS No. 2125, dated September 18, 2015.

18. Davidson County property taxes for the year 2015 and all the years thereafter.

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