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

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 05/13/16 15:22 4 pgs
Fees:22.00 Taxes:0.00
20160513-0048097

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Metropolitan Government of Nashville and Davidson County, Tennessee P.O. Box 196300 Nashville, TN 37219	EXEMPT	03800012600

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, Tennessee Parks and Greenways Foundation, a Tennessee non-profit corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Metropolitan Government of Nashville and Davidson County, Tennessee hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a Parcel of land situated in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the East by Lot No. 1 on the Plat entitled: "Final Plat of the Roy's Blue Berry Hill Road Property" as of record in Instrument No. 201404170032336 in the Register's Office of Davidson County, Tennessee (R.O.D.C.,TN), bounded on the South by the Terri R. Knight and Ray Todd Knight Property, as of record in Deed Book 10653, Page 289-(R.O.D.C.,TN), bounded on the Southwest, West, and North by Beaman Park – The Metropolitan Government of Nashville and Davidson County, Tennessee Property, a portion of which being of record in Instrument No. 201008060062336-(R.O.D.C.,TN), and being more particularly described as follows:

Commencing at an Iron Rod (Set) in the westerly margin of Blue Berry Hill Road, said Iron Rod (Set) being located approximately 4,950 feet westerly along Blue Berry Hill Road from Old Hickory Boulevard;

Thence, a common line with the Terri R. Knight and Ray Todd Knight Property, as of record in Deed Book 10653, Page 289-(R.O.D.C.,TN), South 67°02'13" West, 200.00' to an Iron Rod (Set) the Point of Beginning (P.O.B.);

Thence, continuing with a common line with the Terri R. Knight and Ray Todd Knight Property, as of record in Deed Book 10653, Page 289-(R.O.D.C.,TN), South 67°02'13" West, 966.94' to an existing Iron Rod, said existing Iron Rod being the Northwest Property Corner of the Terri R. Knight and Ray Todd Knight Property, as of record in Deed Book 10653, Page 289-(R.O.D.C.,TN), and the most Southwesterly Property Corner of the tract described herein;

Thence, a common line with the Beaman Park – The Metropolitan Government of Nashville and Davidson County, Tennessee Property, a portion of which being of record in Instrument No. 201008060062336-(R.O.D.C.,TN), North 83°58'06" West, 660.00' to an Iron Rod (Set);

Thence, a common line with the Beaman Park – The Metropolitan Government of Nashville and Davidson County, Tennessee Property, a portion of which being of record in Instrument No. 201008060062336-(R.O.D.C.,TN), North 32°00'36" East, 313.47' to an Iron Rod (Set);

Thence, a common line with the Beaman Park – The Metropolitan Government of Nashville and Davidson County, Tennessee Property, a portion of which being of record

in Instrument No. 201008060062336-(R.O.D.C.,TN), North 64°15'31" East, 528.05' to an existing Iron Rod;

Thence, a common line with the Beaman Park – The Metropolitan Government of Nashville and Davidson County, Tennessee Property, a portion of which being of record in Instrument No. 201008060062336-(R.O.D.C.,TN), North 77°07'33" East, 742.05' to an Iron Rod (Set), said Iron Rod (Set) being located South 77°07'33" West, 100.00' from an existing Iron Rod at the Northeast Property Corner of Lot 1 on the Plat entitled: "Final Plat of the Roy's Blue Berry Hill Road Property" as of record in Instrument No. 201404170032336-(R.O.D.C.,TN), being further identified as the David E. Roys and wife, Pamela L. Roys Property;

Thence with common lines with Lot 1 on the Plat entitled: "Final Plat of the Roy's Blue Berry Hill Road Property" as of record in Instrument No. 201404170032336-(R.O.D.C.,TN), being further identified as the David E. Roys and wife, Pamela L. Roys Property the following three (3) calls:

Thence, South 32°33'11" West, 289.56' to an Iron Rod (Set);

Thence, South 44°43'40" East, 117.35' to an Iron Rod (Set);

Thence, South 84°21'39" East, 255.93' to the Point of Beginning.

Containing 566,281 square feet or 13.00 Acres, more or less.

The above survey was prepared by H & H Land Surveying, TN RLS# 1756, whose address is 612A Fitzhugh Blvd., Smyrna, TN 37167.

Access to the Subject Property is afforded via an 20-foot wide Ingress/Egress Access Easement (Private) as depicted on the Plat entitled: "Final Plat of the Roy's Blue Berry Hill Road Property" as of record in Instrument No. 201404170032336-(R.O.D.C., TN), to which reference is hereby made for a more complete and accurate legal description of said 20-foot Ingress/Egress Access Easement (Private).

Being part of the same Property conveyed by David E. Roys and wife, Pamela L. Roys, Grantors, to Tennessee Parks and Greenways Foundation, Grantee, by Warranty Deed, of record in Instrument No. 20140513-0040837 in the Register's Office of Davidson County, Tennessee.

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 does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following:

1. County of Davidson taxes for 2016 and the years thereafter, not yet due and payable;
2. Subject to an Easement for a 20-foot right-of-way for ingress and egress to the lands of Wilkinson and Woodruff, Trustee, as shown by instrument of record in Book 1261, page 132, said Register's Office;
3. Subject to an Easement to cut and fill slopes along the right of way for Blueberry Hill Road as set forth in an instrument of record in Book 2544, page 415, said Register's Office; and
4. Access to the subject property is afforded via a 20-foot wide Ingress/Egress Access Easement (Private) as depicted on the Plat entitled "Final Plat of the Roy's Blue Berry Hill Road Property," as of record in Instrument No. 20140417-0032336, said Register' Office.

GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature and Notary Acknowledgement appear on following page]

WITNESS our hands on May 13, 2016.

Tennessee Parks and Greenways Foundation:

By: Steven H. Law
Steven H. Law
Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Steven H. Law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of the Tennessee Parks and Greenways Foundation, a Tennessee non-profit corporation, to be the person who executed the foregoing instrument on behalf of the Tennessee Parks and Greenways Foundation, a Tennessee non-profit corporation and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of May, 2016.

Dianne R. Sims
Notary Public

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-11-17

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