Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa Parks Avenue Tennessee Tower, 24th Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 146-05-0-039.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 15-06-030

FOR AND IN CONSIDERATION of a donation in fee and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FRIENDS OF RADNOR LAKE, INC., a Tennessee non-profit corporation** ("Grantor"), does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantor is advised that Grantee utilized acquisition funds under the State Land Acquisition Fund, therefore no rollback taxes will be assessed pursuant to T.C.A.§ 67-04-409(j)(5).

This is unimproved property located at 0 Clonmel Road in Davidson County, Tennessee containing 661,693 square feet or 15.19 acres.

BILL GARRETT, Davidson County
Trans: T20160047200 DEEDWARR
Recvd: 06/06/16 08:53 5 pgs
Fees: 27.00 Taxes: 0.00
20160606-0056462

N. Jan Adams, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $0.00 State of Tennessee tax exempt.

X Nan Adams, President
Affiant

Subscribed and sworn to before me this 2nd day of June, 2016.

Notary Public

My Commission expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

WITNESS, this 2nd day of June, 2016.

FRIENDS OF RADNOR LAKE, Inc., a Tennessee non-profit corporation

BY: X Nan Adams, President

Nan Adams, President of Friends of Radnor Lake, Inc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 2nd day of June, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **NAN ADAMS** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the PRESIDENT respectively of the **FRIENDS OF RADNOR LAKE, Inc., a Tennessee non-profit corporation** the within named bargainor, a corporation, and that she as such President being authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Nan Adams as such President.

Witness my hand and official seal on this the 2nd day of June, 2016.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

EXHIBIT A

TRANSACTION NUMBER 15-06-030

A tract of land in the 34th District, Davidson County, Tennessee. Tract being bounded on the southeast by the western Right of Way (ROW) of Clonmel Road (a 50' public ROW), on the south and west by the State of Tennessee as recorded in Inst. 201011180092213, Register's Office Davidson County, Tennessee,(RODC), on the west by Friends of Radnor Lake as recorded in Inst. 200509260114808, RODC, and on the northeast by Lot 10 for the Plan of Lealand Manor Fifth Addition Block "A" not of record, also being Joseph R and Elizabeth B. Wheeler as recorded in Inst. 200606190072984, RODC, by Lot 11 of the Plan of Lealand Manor Fifth Addition Block "A", also being Kenneth B. Levitan as recorded in Book 10324, Page 188, RODC and by Lot 12 of the Plan of Lealand Manor Fifth Addition Block "A", also being R.E. McAdams as recorded in Book 2492, Page 615, RODC. Tract being described as follows:

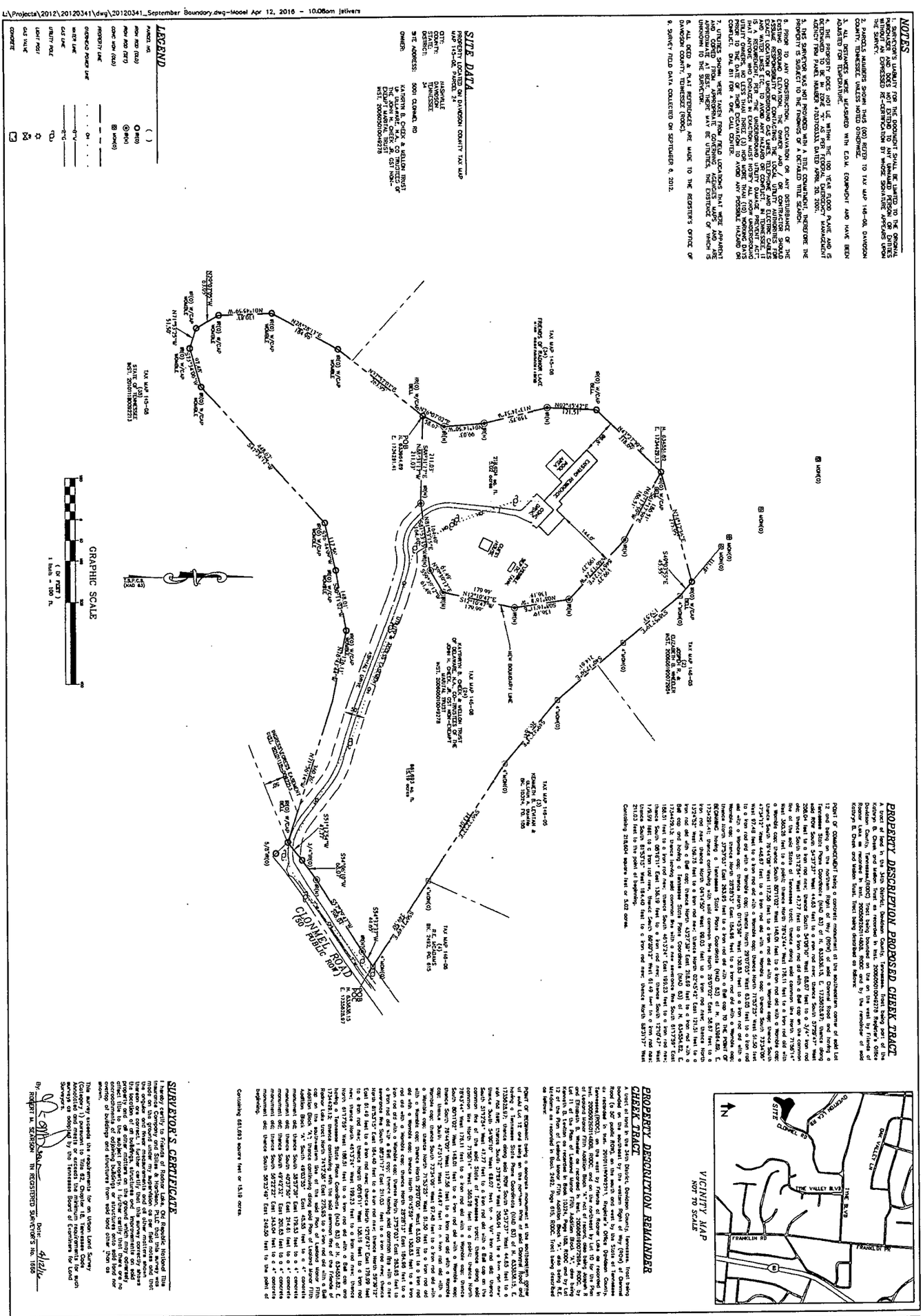
POINT OF BEGINNNG being a concrete monument at the southeastern corner of said Lot 12 and being on the northern ROW of said Clonmel Road and having a Tennessee State Plane Coordinate (NAD 83) of N. 633836.15, E. 1735628.97; thence along said ROW South 54°37'37" West 44.65 feet to an iron rod new; thence South 57°29'47" West 208.04 feet to an iron rod new; thence South 54°06'10" West 68.07 feet to a ¾" iron rod old; thence South 51°12'54" West 47.77 feet to an iron rod old with a Bell cap on the common line of the said State of Tennessee tract; thence along said common line North 71°56'14" West 360.26 feet to a point; thence North 78°43'44" West 176.11 feet to an iron rod old with a Womble cap; thence South 80°11'02" West 148.01 feet to an iron rod old with a Womble cap; thence South 76°44'09" West 117.56 feet to an iron rod old with a Womble cap; thence South 47°34'12" West 448.67 feet to an iron rod old with a Womble cap; thence South 73°34'06" West 97.48 feet to an iron rod old with a Womble cap; thence North 71°53'25" West 51.50 feet to an iron rod old with a Womble cap; thence North 29°07'05" West 63.05 feet to an iron rod old with a Womble cap; thence North 01°45'59" West 130.83 feet to an iron rod old with a Womble cap; thence North 28°28'13" East 184.96 feet to an iron rod old with a Womble cap; thence North 37°57'03" East 263.95 feet to an iron rod old with a Bell cap; thence leaving said common line with a new severance line South 88°31'17" East 211.03 feet to an iron rod new; thence North 81°53'15" East 164.40 feet to an iron rod new; thence North 59°39'12" East 61.49 feet to an iron rod new; thence North 12°10'47" East 179.99 feet to an iron rod new; thence North 08°16'11" West 136.19 feet to an iron rod new; thence North 46°13'24" West 199.23 feet to an iron rod new; thence North 61°17'59" West 186.51 feet to an iron rod old with a Bell cap and having a Tennessee State Plane Coordinate (NAD 83) of N. 634551.82, E. 1734429.13; thence continuing with the said common line of the Friends of Radnor Lake tract North 74°12'36" East 275.95 to an iron rod old with a Bell cap on the southwestern line of the said Plan of Lealand Manor Fifth Addition Block "A"; thence continuing along said Plan of Lealand Manor Fifth Addition Block "A" South 49°03'55" East 45.55 feet to a 4" concrete monument old; thence South 38°57'39" East 179.53 feet to a 4" concrete monument old; thence South 40°37'50" East 214.61 feet to a 4" concrete monument old; thence South 49°42'32" East 201.65 feet to 4" concrete monument old; thence South 56°22'22" East 343.04 feet to a 4" concrete monument old; thence South 56°23'49" East 249.50 feet to the point of beginning.

Containing 661,693 square feet or 15.19 acres.

Being the same property conveyed to Friends of Radnor Lake, Inc., a Tennessee non-profit corporation by Special Warranty Deed from Kathryn B. Cheek (also known as Kathryn Bumgarner Cheek) of record in Instrument No. 20140923-0087171, Register's Office for Davidson County, Tennessee dated 07/07/2014 and recorded on 09/23/2014.

Exhibit B
Transaction Number 15-06-030
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years.
2. Restrictions of record in Book 1807, Page 457, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
3. Conservation Easement of record in Instrument No. 20140822-0076964, in the Register's Office for Davidson County, Tennessee
4. Easement for Ingress and Egress retained in Instrument No. 20140923-0087171, in the Register's Office for Davidson County, Tennessee.
5. Greenbelt Application of record in Instrument No. 20150513-0044121, in the Register's Office for Davidson County, Tennessee.
6. Restrictions for Lealand Manor of record Book 1081, Page 643 in the Register's Office for Davidson County, Tennessee.
7. Subject to a 50 foot wide ingress/egress easement for access as set out in Special Warranty Deed of record at Instrument No. 20020102-0000613, in the Register's Office for Davidson County, Tennessee.


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NOTES
SITE DATA
LEGEND
PROPERTY DESCRIPTION PROPOSED CHEEK TRACT
PROPERTY DESCRIPTION REMAINDER CHEEK TRACT
VICINITY MAP NOT TO SCALE
GRAPHIC SCALE
SURVEYOR'S CERTIFICATE
BOUNDARY SURVEY
RADNOR LAKE
CHEEK PROPERTY
TAX MAP 145-08 PARCEL 24
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
FRIENDS OF RADNOR LAKE
P.O. BOX 40324
NASHVILLE, TN 37204
C/O STEVE WARD
LITTLEJOHN ENGINEERING ASSOCIATES
1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4070 WWW.LEAINC.COM
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