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 Part of 160-179	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

BILL GARRETT, Davidson County
Trans:T20160071964 DEEDWARR
Recvd: 08/18/16 10:51 7 pgs
Fees:37.00 Taxes:0.00
20160818-0086314

WARRANTY DEED

TRANSACTION NUMBER 15-08-026

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($1,210,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ROBERT R. HARRIS, JR., married, GAIL H. NEELY, married AND FRANCES ANNETTE COX, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE OF THE FRANCES ANNETTE COX REVOCABLE TRUST DATED APRIL 7, 2015** ("Grantors"), have bargained and sold, and by these presents do 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 Grantors' 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.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have 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.

Grantors further covenant and bind themselves, their 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.

This is unimproved property located at 0 Franklin Pike, Nashville, Davidson County, Tennessee 37220, containing 852,576 square feet or 19.572 acres more or less.

The said Robert R. Harris, Jr., Gail H. Neely and Frances Annette Cox hereby make oath that the above described property has never been the marital residence of said Robert R. Harris, Jr., Gail H. Neely and Frances Annette Cox.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $1,210,000.00 State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 16th day of August, 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 the 16th day of August, 2016

ROBERT R. HARRIS, JR.

GAIL H. NEELY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert R. Harris, Jr., and Gail H. Neely**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 16th day of August, 2016.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

THE FRANCES ANNETTE COX REVOCABLE TRUST DATED APRIL 7, 2015

Frances Annette Cox

FRANCES ANNETTE COX, TRUSTEE

Trustee

STATE OF VIRGINIA)
COUNTY OF LOUDOUN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frances Annette Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged herself as **Trustee** of **The Frances Annette Cox Revocable Trust dated April 7, 2015** and in her capacity as such Trustee, acknowledges that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 12 day of August 2016.

Laurie Danielle Green
Notary Public

Commission Expires: 06/30/2018

Laurie Danielle Green
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7580713
My Commission Expires June 30, 2018

EXHIBIT A
Transaction Number 15-08-026

State of Tennessee Remaining Portion of Tract 4 and all of Tracts 1, 2, and 5 Map 160, Parcel 179.00

Being a parcel of land located in Metropolitan Nashville - Davidson County, Tennessee, being a portion of tract 4 and all of tracts 1, 2, and 5 as recorded in instrument number 20150518-0045328, and being the property of Robert R. Harris Jr., Gail H. Neely, and Frances Annette Cox of record in Instrument Number 20150518-0045328, bounded on the west by Robert R. Harris Jr., and Peggy F. Harris, instrument number 20061129-0147366, and the State of Tennessee, instrument number 20150219-0014486, in the east by Franklin Pike, on the north by Oak Hill Estates, Section 2, Plat Book 4460 Page 38, and Church of the Advent Episcopal, Book 4445 Page 122, in the south by Nashville Korean Presbyterian Church instrument numbers 20051129-0143373, 20051129-0143374, being more particularly described as follows:

Beginning at a concrete monument in the west right-of-way of Franklin Pike, having coordinates referenced to the Tennessee Coordinate System (N.A.D. 1983), being North 622,667.61 and East 1,736,645.00 and being Corner Number 1 as shown on said survey;

Thence, North 56 degrees 4 minutes 21 seconds West 17.27 feet to a concrete monument common corner with Nashville Korean Presbyterian Church, instrument number 20051129-0143374, being Corner Number 2 as shown on survey.

Thence, continuing with said common line North 55 degrees 51 minutes 28 West 297.80 feet to an iron pin (old) being corner number 3 on said survey;

Thence, continuing with a common line of Nashville Korean Presbyterian Church instrument number 20051129-0143373, North 55 degrees 45 minutes 48 seconds West 305.00 feet to an iron pin (old) being Corner Number 4 on said survey;

Thence, with a common line of Harris, instrument number 20061129-0147366, North 05 degrees 54 minutes 55 seconds East 253.22 feet to an iron pin (old), being Corner Number 5 on said survey;

Thence, with Harris, North 78 degrees 34 minutes 13 seconds West 450.65 feet to an iron pin (old) being Corner Number 6 on said survey;

Thence, with a common line with the State of Tennessee instrument number 20150219-0014486, North 42 degrees 48 minutes 08 seconds East 494.82 feet to an iron pin (old) at an intersecting point on the southerly line of Lot 17 of Oak Hill Estates , Section 2, Plat Book 4460 Page 38, being Corner Number 7 on said survey;

Thence, with the southerly line of Lot 17, South 67 degrees 18 minutes 18 seconds East 129.43 feet to a concrete monument (old) common corner of Lots 17 and 16 of Oak Hill Estates, Section 2, being Corner Number 8 on said survey;

Robert R. Harris, Jr.

Thence, with the common line of Lot 16, Oak Hill Estates, South 72 degrees 19 minutes 03 seconds East 208.46 feet to a concrete monument (old) the common corner of Lots 16 and 15 Oak Hill Estates, Section 2,being Corner Number 9 on said survey;

Thence, with the common line of Lots 15 and 14, Oak Hill Estates, passing through an iron pin (old) North 67 degrees 18 minutes 12 seconds East 418.29 feet to a concrete monument (old) common corner of Lots 14 and 13, Oak Hill Estates , Section 2, being Corner Number 10 on the said survey;

Thence, along the common line of Lot 13 , Oak Hill Estates, North 46 degrees 58 minutes 19 seconds East 32.49 feet to an iron pin (old) common corner of Church of the Advent Episcopal, Book 4445 Page 122, and Corner Number 11 of said survey;

Thence, with a common line of Church of the Advent Episcopal, South 57 degrees 42 minutes 21 seconds East 480.68 feet to an iron pin (old) in the westerly right of way of Franklin Pike, being Corner Number 12 of said survey;

Thence, with the right of way of Franklin Pike, South 34 degrees 15 minutes 50 seconds West 330.30 feet to a concrete monument (old) being Corner Number 13 on said survey;

Thence, continuing with said right of way, South 52 degrees 29 minutes 10 seconds East 48.20 feet to a concrete monument (old) being Corner Number 14 on said survey;

Thence, continuing with said right of way, South 36 degrees 42 minutes 59 seconds West 150.00 feet to an iron pin (new) being Corner Number 15 on said survey;

Thence, continuing with said right of way, South 40 degrees 55 minutes 22 seconds East 30 feet to a concrete monument (old) Corner Number 16 on said survey;

Thence, continuing with said right of way, South 37 degrees 38 minutes 07 seconds West 531.31 feet to the POINT OF BEGINNING and containing 852,576 square feet or 19.572 acres, more or less, according to a survey by HFR Design, Inc., Michael R. Williams, TN RLS #1906, dated 5-26-16 HFR Project No. 2016067-52.

Being a portion of the same property conveyed to Robert R. Harris, Jr., Gail Neely and F. Annette Cox, each an undivided one-third (1/3) interest as Tenants in Common by quitcalim deed from R.R. Harris, Jr., Trustee of record in Instrument No. 20090518-0045339, Register's Office for Davidson County, Tennessee dated 05/04/2009 and recorded 05/18/2009 and further being a portion of the same property conveyed to Frances Annette Cox, not individually but soley as Trustee of the Frances Annette Cox Revocable Trust dated April 7, 2015 by quitclaim deed from F. Annette Cox, aka Frances Annette Cox, of record in Instrument No. 20150518-0045328, Register's Office for Davidson County, Tennessee dated 03/12/2015 and recorded 05/18/2015 (conveying her 1/3 undivided interest).

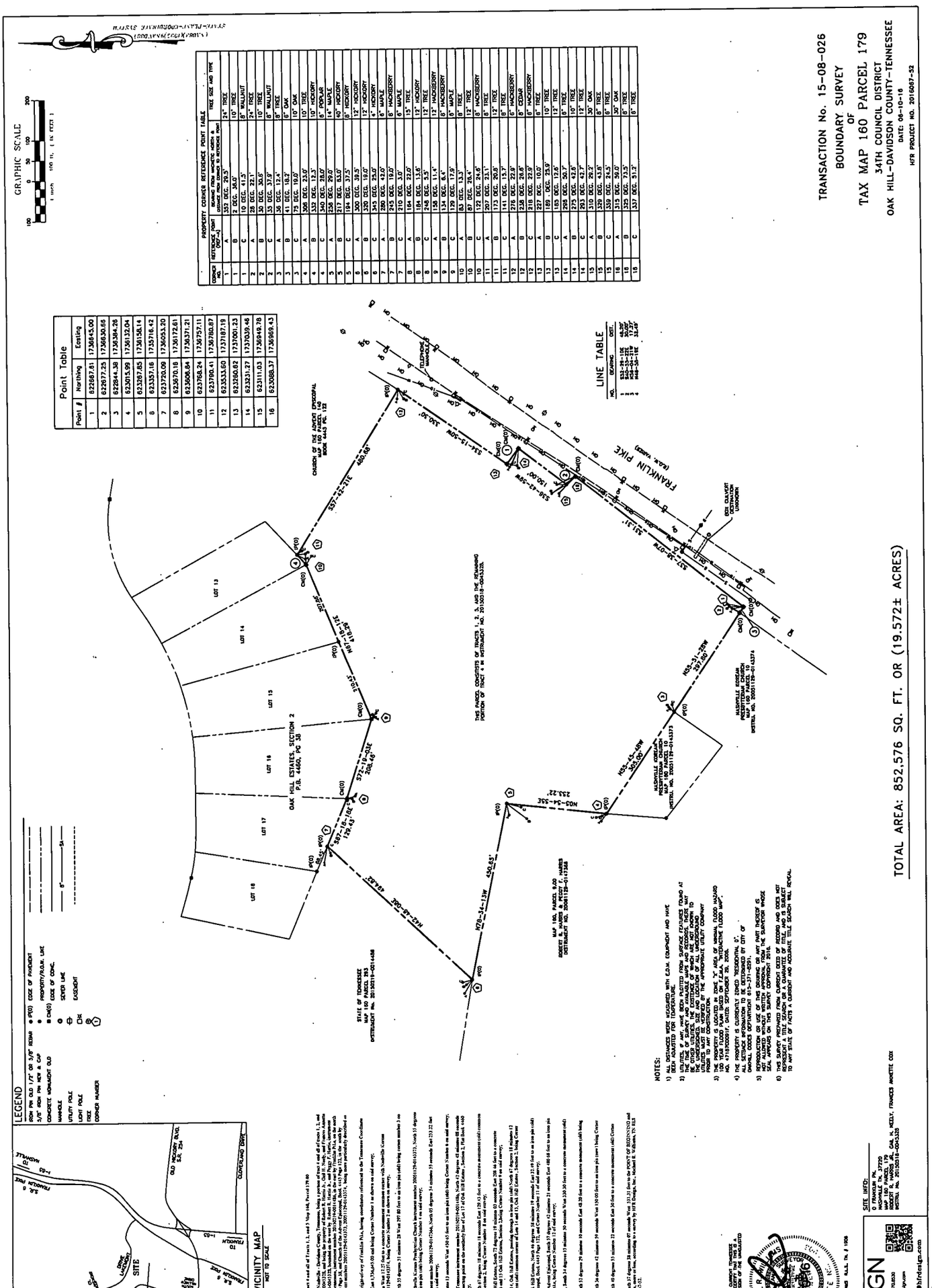
Being also known as 0 Franklin Pike, Nashville, Tennessee 37220.

Gail N. Neely

R.R.H. Jr.

Exhibit B
Transaction Number 15-08-026
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years.
2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 3 and 23, Register's Office for Davidson County, Tennessee.
3. TVA Power Line Easement of record in Book 1165, Page 565, Book 1174, Page 314, Book 1196, Page 304, Book 1196, Page 306, Book 1207, Page 48 and Book 1207, Page 50, in the Register's Office for Davidson County, Tennessee
4. Easement Agreement of record in Instrument No. 20001110-0111832, in the Register's Office for Davidson County, Tennessee.


TRANSACTION No. 15-08-026
BOUNDARY SURVEY
OF
TAX MAP 160 PARCEL 179
34TH COUNCIL DISTRICT
OAK HILL-DAVIDSON COUNTY-TENNESSEE
DATE: 06-10-16
HFR PROJECT NO. 20160687-52
GRAPHIC SCALE
LEGEND
VICINITY MAP
NOT TO SCALE
Point Table
LINE TABLE
PROPERTY CORNER REFERENCE POINT TABLE
NOTES:
TOTAL AREA: 852,576 SQ. FT. OR (19.572± ACRES)
PREPARED BY:
HFR DESIGN
SURVEY DIVISION
SITE INFO:
0 FRANKLIN PK.
MAP 160 PARCEL 179
DEED BOOK 6465 PG. 338
INSTRUMENT No. 20130318-0043326
OAK HILL ESTATES, SECTION 2
P.B. 4400, PG. 58
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
FRANKLIN PIKE
(PUBLIC VARIES)
CHURCH OF THE ADVENT EPISCOPAL
MAP 160, PARCEL 180
BOOK 6465, PG. 338
STATE OF TENNESSEE
MAP 160 PARCEL 178.00
INSTRUMENT No. 20130318-0043438
MAP 160, PARCEL 9.00
ROBERT E. HARRIS, JR. ET UX
INSTRUMENT NO. 20061128-0147366
NASHVILLE KOREAN PRESBYTERIAN CHURCH
MAP 160, PARCEL 10.00
INSTRUMENT NO. 20031128-0143379
THIS ANDOS CONSISTS OF TRACTS 1, 2, 3, AND THE REMAINING PORTION OF TRACT 4 IN INSTRUMENT NO. 20130318-0043326.
PROPERTY DESCRIPTION:
PREPARED BY HFR DESIGN
SURVEY DIVISION
mwilliams@hfrdesign.com