THIS INSTRUMENT WAS PREPARED BY: Gregory S. Perrone, PC 109 Westpark Drive, Suite 330, Brentwood, TN 37027		Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee – EXEMPT
WARRANTY DEED		
Address of New Owner(s) as follows: **The Metropolitan Government of Nashville and Davidson County, Tennessee**	Send Tax Bills To: **N/A**	Map-Parcel Numbers: **Part of 16300012200**

Davidson County DEEDWARR
Recvd: 10/06/16 14:34 4 pgs
Fees:22.00 Taxes:0.00
20161006-0105952

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AF PB2, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Metropolitan Government of Nashville and Davidson County, Tennessee,

Land situated in the 32nd Council District of Davidson County, in the city of Antioch, Tennessee, being a portion of the land conveyed to AF PB2, LLC, a Tennessee limited liability company, by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee Corporation, of record in Instrument Number 20130702-0068071 in the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN) and being more particularly described as follows:

Commencing at the North Easterly corner of Lot 12 on the Final Plat Resubdivision of Lots 12-16, 32-36, & 140-144 on the Final Plat Ridgeview UDO Phase One, of record in instrument Number 20160108-0002176, R.O.D.C.,TN, thence along the Southerly right of way line of Eagle View Boulevard, Easterly a distance of 139.52 feet to the point of beginning for the herein described land;

thence with a curve turning to the right with an arc length of 182.08 feet to a point, said curve having a radius of 430.00 feet, a chord bearing of South 44 degrees 23 minutes 44 seconds East, and a chord length of 180.73 feet;

thence South 32 degrees 15 minutes 53 seconds East, a distance of 34.93 feet to a point;

thence with a curve turning to the left with an arc length of 244.34 feet to a point, said curve having a radius of 570.00 feet, a chord bearing of South 44 degrees 32 minutes 43 seconds East, and a chord length of 242.48 feet;

thence South 56 degrees 49 minutes 32 seconds East, a distance of 348.24 feet to a point;

thence with a curve turning to the left with an arc length of 383.01 feet to a point, said curve having a radius of 420_00 feet, a chord bearing of South 82 degrees 57 minutes 01 seconds East, and a chord length of 369.87 feet;

thence North 70 degrees 55 minutes 30 seconds East, a distance of 130.61 feet to a point; thence with a curve turning to the right with an arc length of 37.71 feet to a point, said curve having a radius of 25.00 feet, a chord bearing of South 65 degrees 52 minutes 00 seconds East, and a chord length of 34.23 feet;

thence with a reverse curve turning to the left with an arc length of 23.35 feet, said curve having a radius of 375.00 feet, a chord bearing of South 24 degrees 26 minutes 31 seconds East, and a chord length of 23.34 feet;

thence South 26 degrees 13 minutes 32 seconds East, a distance of 16.30 feet to a point;

thence with a curve turning to the right with an arc length of 13.21 feet to a point, said curve having a radius of 350.00 feet, a chord bearing of South 25 degrees 08 minutes 39 seconds East, and a chord length of 13.21 feet;

thence South 47 degrees 55 minutes 41 seconds West, a distance of 18.43 feet to a point;

thence South 57 degrees 38 minutes 39 seconds West, a distance of 48.25 feet to a point;

thence South 61 degrees 02 minutes 08 seconds West, a distance of 57.16 feet to a point;

thence South 46 degrees 15 minutes 05 seconds West, a distance of 31.10 feet to a point;

thence South 50 degrees 09 minutes 55 seconds West, a distance of 60.13 feet to a point;

thence South 53 degrees 54 minutes 20 seconds West, a distance of 53.43 feet to a point;

thence South 51 degrees 44 minutes 28 seconds West, a distance of 57.10 feet to a point;

thence South 47 degrees 46 minutes 05 seconds West, a distance of 55.40 feet to a point;

thence South 42 degrees 55 minutes 40 seconds West, a distance of 114.36 feet to a point;

thence South 49 degrees 58 minutes 21 seconds West, a distance of 95.96 feet to a point;

thence South 14 degrees 39 minutes 44 seconds East, a distance of 30.75 feet to a point;

thence South 55 degrees 52 minutes 30 seconds West, a distance of 125.20 feet to a point;

thence South 41 degrees 55 minutes 17 seconds West, a distance of 52.97 feet to a point;

thence South 78 degrees 33 minutes 28 seconds West, a distance of 43.83 feet to a point;

thence South 37 degrees 55 minutes 30 seconds West, a distance of 47.18 feet to a point on the line of the Final Plat Ridgeview UDO, Phase One, of record in Instrument Number 20080603-0056596, R.O.D.C.,TN;

thence with the plat line North 38 degrees 26 minutes 40 seconds West, a distance of 79.15 feet to a point;

thence North 19 degrees 45 minutes 29 seconds West, a distance of 43.16 feet to a point;

thence North 34 degrees 08 minutes 30 seconds West, a distance of 135.77 feet to a point;

thence North 52 degrees 08 minutes 12 seconds West, a distance of 155.00 feet to a point;

thence North 58 degrees 00 minutes 30 seconds West, a distance of 173.81 feet to a point;

thence North 28 degrees 04 minutes 52 seconds West, a distance of 140.51 feet to a point;

thence North 54 degrees 44 minutes 21 seconds West, a distance of 202.06 feet to a point;

thence North 01 degrees 54 minutes 37 seconds West, a distance of 114.68 feet to a point;

thence North 28 degrees 35 minutes 02 seconds East, a distance of 130.90 feet to a point;

thence North 04 degrees 18 minutes 08 seconds West, a distance of 40.32 feet to a point;

thence North 13 degrees 06 minutes 29 seconds West, a distance of 98.56 feet to a point;

thence North 01 degrees 46 minutes 43 seconds East, a distance of 31.13 feet to a point;

thence North 33 degrees 04 minutes 51 seconds East, a distance of 37.12 feet to a point;

thence North 54 degrees 20 minutes 06 seconds East, a distance of 26.72 feet to a point;

thence North 82 degrees 29 minutes 52 seconds East, a distance of 24.31 feet to a point;

thence North 38 degrees 54 minutes 50 seconds East, a distance of 64.00 feet to a point;

thence North 37 degrees 18 minutes 43 seconds East, a distance of 9.99 feet to the point of beginning having an area of 566,018.67 square feet or 12.99 acres of land.

This description was prepared on July 5th, 2016 by Christopher Lyle Goetz, a Tennessee Registered Land Surveyor, license number 2660.
Being a portion of the same property conveyed to AF PB2, LLC, a Tennessee limited liability company by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee corporation, recorded on the 2nd day of July, 2013 in Instrument No. 20130702-0068071, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **0 Eagleview Boulevard, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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.

Witness my/our hand(s) this 10th day of October, 2016.

AF PB2, LLC, a Tennessee limited liability company
By: G. Nelson Crowe, II
Its: President
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared G. Nelson Crowe II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of AF PB2, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said G. Nelson Crowe II as President.

Witness my hand, at office, this 10th day of October, 2016.

Notary Public

My Commission Expires: 07-03-17

MELISSA LEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES July 3, 2017

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 is 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, Dianne R. Sims, 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.

DIANNE R. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 9-11-17