GENERAL WARRANTY DEED

FROM: Edward M. Yarbrough
Cindy K. Yarbrough
Grantors

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 800
401 Commerce Street
Nashville, Tennessee 37219

TO: Friends of Radnor Lake
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
1160 Otter Creek Road Nashville, TN 37220	[New Owner]	145-11-33

BILL GARRETT, Davidson County
Trans: T20160090538 DEEDWARR
Recvd: 10/13/16 15:45 6 pgs
Fees: 33.00 Taxes: 1110.00
20161013-0108557

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand and No/100 Dollars ($300,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13 day of October, 2016.

Notary Public

CHER SCHOEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

My Commission Expires: May 5, 2020

FOR AND IN CONSIDERATION OF the sum of Three Hundred Thousand and No/100 Dollars ($300,000.00), the receipt and sufficiency of which are hereby acknowledged, Edward M. Yarbrough and wife, Cindy K. Yarbrough ("Grantors"), have bargained and sold, and by these

presents do transfer and convey unto Friends of Radnor Lake a Tennessee non-profit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as an approximate 1.525 acre tract of land located near Stonewall Jackson Court in Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference. Additionally, Grantors reserve from this conveyance all of their rights in and to those certain easement agreements of record in Book 5697, Pages 562 and 563, Register's Office for Davidson County, Tennessee.

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

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 13 day of October, 2016.

Edward M. Yarbrough
EDWARD M. YARBROUGH

Cindy K. Yarbrough
CINDY K. YARBROUGH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, LINDA B COE, a Notary Public of said County and State, Edward M. Yarbrough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 13 day of October, 2016.

LINDA B. COE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Linda B. Coe
Notary Public

My Commission Expires: 11-5-2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, LINDA B COE, a Notary Public of said County and State, Cindy K. Yarbrough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 13 day of October, 2016.

Linda B. Coe
Notary Public

LINDA B. COE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-5-2018

EXHIBIT A

Property Description

Friends of Radnor Lake, Tax Map 145-11, Remaining Portion of Parcel 33.00

Being a parcel of land located in Oak Hill - Davidson County, Tennessee, being Tax Map 145-11 and the remaining portion Parcel 33 as recorded in Book 6413, Page 72 and being the property of Edward M. Yarbrough, bounded on the west by Friends of Radnor Lake, Reserve Tract in Plat Book 3700, page 72 and Friends of Radnor Lake, Lot 3 Van Becelaere Subdivision Instrument Number 20060217-0019459 on the north by Lot 19 Granny White Park, Plat Book 3700 Page 72, and the State of Tennessee, on the east by the State of Tennessee, Instrument Number 20101118-0092212, on the south by Edward M. Yarbrough, Instrument Number 20040504-0050738, being more particularly described as follows:

Beginning at an Iron Pin (old) in the east right-of-way of Stonewall Jackson Court and a common corner of Lot 19, Granny White Park, having coordinates referenced to the Tennessee Coordinate System
(N.A.D. 1983), being North 632,399.66 and East 1,729,932.68 and being Corner Number 1 as shown on survey;

Thence, with the common line of Lot 19, South 69 degrees 45 minutes 33 seconds East 102.15 feet to an iron pin (old), and being Corner Number 2 on said survey;

Thence, with the common line of Lot 19 North 86 degrees 49 minutes 23 seconds East 256.47 feet to an iron pin (old), and being Corner Number 3 on said survey;

Thence, with the common line of Lot 19, North 00 degrees 38 minutes 39 seconds East 29.77 feet to an iron pin (old) common corner of Lot 19, and the State of Tennessee and being Corner Number 4 on said survey;

Thence, with the State of Tennessee, North 89 degrees 09 minutes 56 seconds East 340.46 feet to an iron pin (old), and being Corner Number 5 on said survey;

Thence, with the State of Tennessee, South 18 degrees 05 minutes 17 East 170.49 feet to a railroad spike (new) at the common corner of Edward M. Yarbrough, and being Corner Number 6 on said survey;

Thence, with said Yarbrough property South 89 degrees 33 minutes 23 seconds West to an iron pin (old), common corners with Lot 3 Van Becelaere Subdivision Instrument Number 20060217-0019459 and The Friends of Radnor Lake Plat Book 3700 Page 72, and being Corner Number 7 on said survey;

Thence, along Friends of Radnor Lake for the next three calls, North 00 degrees 37 minutes 25 seconds West 110.36 feet to an iron pin (new), being Corner Number 8 on said survey, Thence, South 86 degrees 49 minutes 23 seconds West 259.73 feet to an iron pin (new), being Corner Number 9 on said survey, Thence, North 69 degrees 45 minutes 00 seconds West 107.30 feet to an

iron pin (new), in the east right of way of Stonewall Jackson Court, being Corner Number 10 on said survey;

Thence, with a curve to the left having a radius of 205.10 feet, arc length of 20.02 feet, and a chord bearing of North 23 degrees 06 minutes 44 seconds East to the POINT OF BEGINNING and containing, 66,422 square feet or 1.525 acres, more or less.

Being a part of the property conveyed to Edward M. Yarbrough by deed from David L. Crecraft and wife, Julia Crecraft in Book 6413, Page 72, as recorded in the Register of Deeds Office, Davidson County, Tennessee.

The above description was prepared by HFR Design, Inc., Michael R. Williams, TN, RLS #1906, dated 10-06-16 HFR Project No. 2016033-55.

EXHIBIT B

Encumbrances

1. Taxes for 2016 constitute a lien.

2. Roadway Maintenance Agreement in Book 7067, Page 422.

3. Easement for access in Book 6413, Page 72.

4. Easement for utility line in Book 5697, Page 563 and Book 5697, Page 562.

5. All matters as shown on the plan of record in Book 6250, Page 841.

6. All matters as shown on the plan of record in Book 534, Page 67.

7. Easement for pipeline in Book 460, Page 170 and 171.

8. Easement for family graveyard and right-of-way in Book 731, Page 511.

9. Easement for utility lines in Book 5575, Page 744.