BILL GARRETT, Davidson County
Trans:T20160108925 DEEDWARR
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Fees:23.00 Taxes:3698.15
20161212-0130001

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
102 Boyd St, PO Box 82
Ashland City, TN 37015

Roger C. Brown and Brenda M. Brown

TO: The Harpeth Valley Utilities District of
Davidson & Williamson Counties, Tennessee
P.O. Box 210319
Nashville, TN 37221

MAP & PARCEL:
141-00-0-117.00; 141-00-0-120.00;
141-00-0-121.00; 141-00-0-122.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Roger C. Brown, and wife, Brenda M. Brown, Grantors herein; have bargained and sold and by these presents do convey unto The Harpeth Valley Utilities District of Davidson & Williamson Counties, Tennessee, Grantee herein, its successors and assigns, the following described property:

Parcel One (Tract 11 141-00-0-117.00):
Land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the Sally H. Brown property as described in Volume 4056, page 674, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod in the east margin of McCrory Lane located North 27 degrees, 25 minutes, 54 seconds West 3966.54 feet from a P.K. nail at the centerline point of intersection of Russell Road with McCrory Lane, and continuing thence with the road North 23 degrees, 54 minutes, 13 seconds West 82.39 feet to the point of curvature, thence on a curve to the left having a radius of 889.38 feet, a delta angle of 06 degrees, 31 minutes, 22 seconds, a length of 101.25 feet, a tangent of 50.68 feet, a chord bearing and distance of North 27 degrees, 09 minutes, 55 seconds West 101.20 feet to an iron rod set, thence leaving the road North 29 degrees, 08 minutes 15 seconds East 496.55 feet to an iron rod set, thence North 87 degrees, 13 minutes, 48 seconds East 642.30 feet to an iron rod set, thence South 67 degrees, 03 minutes, 35 seconds East 733.99 feet to an iron rod set, thence 67 degrees, 03 minutes, 35 seconds East 67.95 feet to a point in the Harpeth River, thence up the river South 7 degrees, 01 minutes, 55 seconds West 172.18 feet to a point, thence leaving the waters of the Harpeth River North 66 degrees, 58 minutes, 40 seconds West 45.68 feet to an iron rod set, thence North 66 degrees, 58 minutes, 40 seconds West 684.48 feet to an iron rod set, thence South 87 degrees 12 minutes, 57 seconds West 625.96 feet to an iron rod set, thence South 29 degrees, 08 minutes, 01 seconds West 459.99 feet to the point of beginning, and being described as Tract Eleven on a survey by Michael G. Abernathy, drawing No. 1402015N.

Parcel Two (Tract 13 141-00-0-120.00):
Land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the Sally H. Brown property as described in Volume 4056, Page 674 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set in the east margin of McCrory Lane located North 27 degrees, 39 minutes, 14 seconds West 3597.92 feet from a P.K. nail at the centerline point of intersection of Russell Road with McCrory Lane, and continuing thence with the road North 30 degrees, 09 minutes, 30 seconds West 174.46 feet to an iron rod set, thence leaving the road North 29 degrees, 07 minutes, 38 seconds East 443.53 feet to an iron rod set, thence North 87 degrees, 10 minutes, 49 seconds East 609.98 feet to an iron rod set, thence South 67 degrees, 12 minutes 37 seconds East 480.02 feet to an iron rod set at the top of the bluff, thence South 66 degrees, 47 minutes, 41 seconds East 105.74 feet to an iron rod set, thence South 66 degrees, 47 minutes, 41 seconds East 62.30 feet to a point in the Harpeth River, thence up the river South 3 degrees, 14 minutes, 01 seconds East 180.79 feet to a point, thence leaving the waters of the Harpeth River North 68 degrees, 54 minutes, 21 seconds West 74.12 feet to an iron rod set, thence North 68 degrees, 54 minutes, 21 seconds West 197.40 feet to an iron rod set at the top of the bluff, thence North 66 degrees, 05 minutes, 44 seconds West 336.96 feet to an iron rod set, thence South 87 degrees, 12 minutes, 40 seconds West 593.89 feet to an iron rod set, thence South 32 degrees, 33 minutes, 34

seconds West 155.70 feet to an iron rod set, thence South 26 degrees, 52 minutes, 24 seconds West 235.18 feet to the point of beginning, and being designated as Tract Thirteen on a survey by Michael G. Abernathy, drawing no. 1402015N.

Parcel Three (Tract 12 141-00-0-121.00):
Land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the Sally H. Brown property as described in Volume 4056, Page 674 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set in the east margin of McCrory Lane located North 27 degrees, 46 minutes, 11 seconds West 3772.22 feet from a P.K. nail at the centerline point of intersection point of intersection of Russell Road with McCrory Lane, and continuing thence with the road North 20 degrees, 53 minutes, 59 seconds West 195.65 feet to an iron rod set, thence leaving the road North 29 degrees, 08 minutes, 01 seconds East 459.99 feet to an iron rod set, thence North 87 degrees, 12 minutes, 57 seconds East 625.96 feet to an iron rod set, thence South 66 degrees, 58 minutes, 40 seconds East 684.48 feet to an iron rod set, thence South 66 degrees, 58 minutes 40 seconds East 45.68 feet to a point in the Harpeth River, thence up the river South 10 degrees, 06 minutes, 42 seconds West 166.71 feet to a point, thence leaving the waters of the Harpeth River North 66 degrees, 47 minutes, 41 seconds West 62.30 to an iron rod set, thence North 66 degrees, 47 minutes, 41 seconds West 105.74 feet to an iron rod set at the top of the bluff, thence North 67 degrees, 12 minutes, 37 seconds West 480.02 feet to an iron rod set, thence South 87 degrees, 10 minutes, 49 seconds West 609.98 feet to an iron rod set, thence South 29 degrees, 07 minutes, 38 seconds West 443.53 feet to the point of beginning, and being designated as Tract Twelve on a survey by Michael G. Abernathy, drawing no. 1402015N.

Parcel Four (Tract 10 141-00-0-122.00):
Land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the Sally H. Brown property as described in Volume 4056, page 674, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the east margin of McCrory Lane located North 27 degrees, 21 minutes, 18 seconds West 4149.97 feet from a P.K. nail at the centerline point of intersection of Russell Road with McCrory Lane, and continuing thence with the road on a curve to the left having a radius of 889.38 feet, a delta angle of 10 degrees, 03 minutes, 26 seconds, a length of 156.11 feet, a tangent of 78.26 feet, a chord bearing and distance of North 35 degrees, 27 minutes, 18 seconds West 155.91 feet to an iron rod set, thence leaving the road North 30 degrees, 29 minutes, 53 seconds East 521.57 feet to an iron rod set, thence North 32 degrees, 30 minutes, 37 seconds East 188.47 feet to an iron rod set, thence North 82 degrees, 33 minutes, 03 seconds East 280.26 feet to an iron rod set, thence North 79 degrees, 32 minutes, 06 seconds East 511.33 feet to an iron rod set, thence South 48 degrees, 15 minutes, 46 seconds East 341.99 feet to an iron rod set, thence South 24 degrees, 16 minutes, 48 seconds East 272.01 feet to an iron rod set, thence South 39 degrees, 41 minutes, 04 seconds East 83.53 feet to an iron rod set, thence North 76 degrees, 57 minutes, 34 seconds East 88.53 feet to an iron rod set, thence North 76 degrees, 57 minutes, 34 seconds East 83.55 feet to a point in the Harpeth River, thence up the river South 6 degrees, 03 minutes, 56 seconds West 212.50 feet to a point, thence leaving the waters of the Harpeth River North 67 degrees, 03 minutes, 35 seconds West 67.95 feet to an iron rod set, thence North 67 degrees, 03 minutes, 35 seconds West 733.99 feet to an iron rod set, thence South 87 degrees, 13 minutes, 48 seconds West 642.30 feet to an iron rod set, thence South 29 degrees, 08 minutes 15 seconds West 496.55 feet to the point of beginning, and being designated as Tract Ten on a survey of Michael G. Abernathy, drawing no. 1402015N.

Parcel One:
BEING the same property conveyed to Rod Brown and wife, Brenda M. Brown from James Knight, by deed dated January 15, 2003, of record in Instrument No. 20030221-0022986, Register's Office of Davidson County, Tennessee.
Parcel Two and Parcel Four:
BEING the same property conveyed to Roger C. Brown by deed from Frances Brown Rogers, Dorothy Brown Carver, Phillip L. Brown, Jr., Jane Brown Jones and Roger C. Brown, devisees under the Will of Sallie H. Brown, deceased, dated January 5, 1998 of record in Book 10748, page 856 and page 864, Register's Office of Davidson County, Tennessee. Property was then conveyed to Roger C. Brown and wife, Brenda M. Brown by Quitclaim Deed, dated February 27, 1998, of record in Book 10827, page 716, said Register's Office.
Parcel Three:
Being the same property conveyed to Rod Brown and wife, Brenda M. Brown from Cynthia Ann Brown, by deed dated November 11, 1998, of record in Book 11200, page 537, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to:
1. Utility Easement in favor of Harpeth Valley Utility District referenced in the deeds of record in Book 10748, page 856, Book 10748, page 864, Book 10754, page 511, and Book 10760, page 967, Register's Office of Davidson County, Tennessee.
2. Easement of record in Book 5811, page 427, Register's Office of Davidson County, Tennessee.

3. Easement of record in Book 5768, page 885, Register's Office of Davidson County, Tennessee.
4. Easement of record in Book 5738, page 819, Register's Office of Davidson County, Tennessee.
5. All matters referenced in the deed to United States of America of record in Book 4118, page 694, Register's Office of Davidson County, Tennessee.
6. Declaration of Taking by the United States of America as to 4.36 acres and a permanent easement and right of way to lie across 25.2 acres for the purpose of electric power transmission of record in Book 4228, page 635, Register's Office of Davidson County, Tennessee.
7. Judgment in favor of United States of America granting and devising land and permanent easement and right of way, lying on 25.2 acres for purpose of electric power transmission, of record in Book 4273, page 280, Register's Office of Davidson County, Tennessee.
8. Easement for ingress and egress granted to Roger C. Brown and wife, Brenda M. Brown, of record in Instrument No. 20020620-0074489, Register's Office of Davidson County, Tennessee. (As to Parcel 2 – Tract 13 – only)
9. Rights of public in and to right of way of McCrory Lane.
10 All matters shown on the survey of Michael G. Abernathy, Drawing No. 1402015N.
11. Acknowledgement as to possibility of flooding as contained in deeds of record at Book 10760, page 967, Book 10748, page 856, Book 10754, page 511, and Book 10748, page 864, Register's Office of Davidson County, Tennessee.
12. Title to that portion of the land lying below the ordinary low water mark of the Harpeth River.
13. Easement for the flow of the waters of the Harpeth River and the rights of the public therein.
14. Rights of upper and lower riparian owners to the flow of the waters of Harpeth River, free from diminution or pollution.
15. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Harpeth River.

This is unimproved property consisting of four contiguous tracts lying on McCrory Lane, Nashville, TN, and these are the same descriptions as the prior deed of record.

Roger C. Brown is one and the same person as Rod Brown and Rod C. Brown. Brenda M. Brown is one and the same person as Brenda Brown.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 7th day of December, 2016.

Roger C. Brown

Roger C. Brown

Brenda M. Brown
Sherri Harding, Conservator

Brenda M. Brown
By: Sherri L. Harding, Conservator as evidenced by the Order of record at Instrument No. 20161212-0130000, Register's Office of Davidson County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Roger C. Brown, the within named bargainor, 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, at office, this the 7th day of December, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sherri L. Harding, to me known to be the person who executed the foregoing instrument in behalf of Brenda M. Brown, as her Court-appointed Conservator, and who acknowledged that she executed the same as the free act and deed of the said Brenda M. Brown. Witness my hand and seal at office this 7th day of December, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $999,500.00.

Roger C Brown
Affiant

SWORN to and subscribed before me,
this the 7th day of December, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17