THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 18440

BILL GARRETT, Davidson County
Trans:T20170027787 DEEDWARR
Recvd: 04/03/17 11:20 3 pgs
Fees:18.00 Taxes:1110.00
20170403-0032149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 ($300,000.00) DOLLARS, cash in hand paid by FRIENDS OF THE WARNER PARKS, INC., receipt of which is hereby acknowledged, I, PATRICIA C. COWAN, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said FRIENDS OF THE WARNER PARKS, INC., its successors and assigns, a certain tract or parcel of land as follows:

Land in the Ninth, formerly Fourteenth Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Smith Engineering Co., dated August 23, 1965, as follows:

BEGINNING at an iron pin the westerly line of a 43-acre tract conveyed to W. R. Knight by deed from B. Y. Vaughn, of record in Book 85, Page 603, in the Register's Office of Davidson County, Tennessee, at a point 406.6 feet South of the southwest corner of a 7.29 acre tract heretofore conveyed by W. R .Knight to James Leech; thence South 2 degrees West 292.8 feet to a stake on ridge; thence South 76 degrees East 537.9 feet to a fence post; thence South 30 degrees 30 minutes East 141.9 feet to a fence post; thence South 48 degrees 15 minutes East 54 feet to a stake in the westerly line of a 10-foot strip conveyed to Nashville Chattanooga and St. Louis Railway by deed from Maggie Clark Owens, etal, of record in Book 1291, Page 594, in the Register's Office of Davidson County, Tennessee, thence with said line, North 26 degrees 30 minutes East 100 feet to a stake; thence South 63 degrees 30 minutes East 10 feet to an old established railroad wire fence; thence with same, North 26 degrees 30 minutes East 231 feet to an iron pin; thence North 70 degrees West 833.2 feet to the beginning, containing 4.6 acres, more or less.

Being the same property conveyed to Patricia C. Cowan by Execurix's Deed from Penny L. Langston, as Executrix of the Estate of Rebecca M. J. Vanns, dated May 7, 2015 and of record in Instrument No. 20150511-0043058, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of Highway 100 also known as Tennessee 100.

This conveyance is subject to the right of way of the Nashville, Chattanooga and St. Louis Railway to expand to its full chartered width.

This conveyance is subject to an Agreement for Dedication of Easement Water Mains & Appurtenances granted to Metropolitan Government of Nashville and Davidson County of record in Book 7569, Page 392, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement Deed by Court Order in Settlement of Landowner Action in favor of U. S. Sprint Communications Company of record in Instrument No. 20140114-0003778, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said FRIENDS OF THE WARNER PARKS, INC., its successors and assigns, forever. And I do covenant with the said FRIENDS OF THE WARNER PARKS , INC., that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2017 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said FRIENDS OF THE WARNER PARKS, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 31ST day of March, 2017.

Patricia C Cowan

PATRICIA C. COWAN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, PATRICIA C. COWAN, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 31ST day of March, 2017.

Joseph M. Barrett

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2017.

NOTARY PUBLIC

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

My Commission Expires: _____

Tax Map/Parcel: 143 00 0 029.00

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
FRIENDS OF THE WARNER PARKS , INC.
50 Vaughn Rd.
Nashville, TN 37221