BILL GARRETT, Davidson County
Trans:T20170066672 DEEDWARRSP
Recvd: 08/02/17 16:23 4 pgs
Fees:23.00 Taxes:980.32
20170802-0078962

THIS INSTRUMENT PREPARED BY:
Metropolitan Department of Law
Metropolitan Courthouse, Suite 108
P.O. Box 196300
Nashville, TN 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,950.70

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2017.

NOTARY PUBLIC

My Commission expires: 3/10/19

KAMILIA LOCKHART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

New Owner:
Piedmont Natural Gas Company, Inc.
4720 Piedmont Row Drive
Charlotte, NC 28210

Send Tax Bills to:
Same as New Owner

Map-Parcel No.
Part of
08000003500

Special Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto PIEDMONT NATURAL GAS COMPANY, INC. "(GRANTEE"), its successors or assigns, two tracts or parcels of land (collectively the "Property") in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

This is unimproved property.

TO HAVE AND TO HOLD the Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns forever, subject only to any and all encumbrances, covenants, conditions, restrictions, easements and matters that are of record in the Register's Office for Davidson County, Tennessee that may affect the Property (collectively, the "Permitted Encumbrances").

GRANTOR further covenants and binds itself and its representatives, heirs and assigns to warrant specially and forever defend the title to the Real Property to GRANTEE, its successors

or assigns, against the lawful claims of all persons claiming through GRANTOR (other than claims arising out of the Permitted Encumbrances), but not further or otherwise.

IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, has caused this instrument to be executed by the Director of Public Property Administration, duly authorized in Metropolitan Ordinance No. BL2015-1308, so to act on its behalf, this 1st day of August, 2017.

THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY

By: _____
Print

Name: Steve Berry
Print

Title: Director, Public Property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steve Berry, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Director of Public Property for the Metropolitan Government of Nashville and Davidson County, the within named bargainor, a municipal corporation, and that he as such Director, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Director

WITNESS my hand and official seal, at office in Nashville, Tennessee, this the 1st day of August, 2017.

Kamilia Lockhart
Notary Public

My commission expires: 3/10/19

KAMILIA LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A

Being two tracts of land located in the First Councilmanic District of Davidson County, Tennessee and being more particularly described upon a survey prepared by Vernon W. Bell, surveyor, dated December 1, 2015 and being more particularly described as follows:

Tract 1:

Being Tract No. 1 on said survey, being a tract of land laying in Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the southerly right of way of White's Creek Pike at the northeast corner of the property conveyed to Piedmont Natural Gas, of record and Book 6160, page 624 in the Register's Office for Davidson County, Tennessee. Thence with the southerly right of way line of White's Creek Pike with a curve to the left having a radius of 1940.50 feet, a curve length of 6.41 feet, and a chord bearing and distance of South 67 degrees 23 minutes 20 seconds East 6.41 feet to a point; thence leaving the southerly right of way line of White's Creek Pike through Metropolitan Government Property, no deed found, known as Metro Parcel ID 08000004600 for the following calls: South 17 degrees 8 minutes 27 seconds West 21.98 feet; South 26 degrees 45 minutes 23 seconds West a distance of 56.23 feet; South 24 degrees 00 minutes 29 seconds West 135.43 feet; South 21 degrees 38 minutes 18 seconds West 70.45 feet with a curve to the left having a radius of 649.90 feet, an arc length of 201.92 feet, and a chord bearing and distance of South 11 degrees 7 minutes 15 seconds West 201.11 feet; South 3 degrees 48 minute 25 seconds East 311.52 feet; South 7 degrees 33 minutes 40 seconds East 262.39 feet; South 24 degrees 42 minutes 58 seconds East 33.18 feet; South 43 degrees 11 minutes 4 seconds West 40.20 feet to a corner common with said Piedmont Natural Gas property; thence with the northerly line of Piedmont Natural Gas North 52 degrees 9 minutes 34 seconds West 400.00 feet; thence with the easterly line of Piedmont Natural Gas North 26 degrees 25 minutes 36 seconds East 943.87 feet to the point of beginning containing 127,202 square feet or 2.92 acres, more or less.

Subject to an existing easement 10 feet in width granted to the Nashville Electric Service of record and Book 1303, page 435 in the Register's Office for Davidson County, Tennessee.

Subject to a thirty inch water line crossing the property, no easement found.

Tract 2:

Being a tract of land laying in The First Councilmanic District of Davidson County, Tennessee and being more particularly described as follows:

Commencing at a point on the southerly right of way line of White's Creek Pike at the northeast corner of the property conveyed to Piedmont Natural Gas of record and Book 6160, page 624 in the Register's Office for Davidson County, Tennessee; thence leaving the southerly right of way line of said Piedmont Natural Gas Property South 26 degrees 25 minutes 36 seconds West 943.87 feet; thence South 52 degrees 9 minutes 44 seconds East 400 feet to a point; South 37 degrees 50 minutes 37 seconds West 699.83 feet to a point said point being the true point beginning of the herein described tract.

Thence leaving the easterly line of Piedmont Natural Gas through the Metro Government Property, no deed found, for the following calls: South 25 degrees 31 minutes 44 seconds East 510.13 feet; thence South 26 degrees 59 minutes 6 seconds West 221.38 feet; thence with the curve to the left having a radius of 1,000.00 feet, a curve length of 391.26 feet, and a chord bearing and distance of South 15 degrees 46 minutes 35 seconds West 388.77 feet; with a reverse curve to the right having a radius of 500.00 feet, a curve length of 154.60 feet, and a chord bearing and distance of South 13 degrees 25 minutes 33 seconds West 153.99 feet; thence South 22 degrees 17 minutes 2 seconds West 109.98 feet; thence North 40 degrees 28 minutes 20 seconds West 752.54 feet to an existing concrete monument at a corner common with said Piedmont Natural Gas; thence with the easterly line of Piedmont Natural Gas North 37 degrees 50 minutes 37 seconds East 900.10 feet to the point of beginning containing 472,197.00 square feet or 10.84 acres, more or less.

Being subject to forced sewer mains, no easement of record, crossing the southern portion of the tract and running parallel to the eastern line of said tract.

Being part of the same property conveyed to METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, by deeds of record in Book 148, Page 373, Book 148, Page 384, Book 1729, Page 263, and in Book 3428, Page 220, said Register's Office.

Further being subject to the following:

1. Matters shown on the Plan of record in Book 9700, Page 944, said Register's Office.

2. Transmission Line Easement granted to The Tennessee Electric Power Company of record in Book 701, Page 537, said Register's Office.

3. Easement or Right-Of-Way granted to the Electric Power Board of the City of Nashville of record in Book 1303, Page 435, said Register's Office.

4. Access Easement granted to Piedmont Natural Gas Co., Inc. as set forth in the deed of record in Instrument No. 20151030-0110714, re-recorded in Instrument No. 20160511-0046850, said Register's Office.