Bill Garrett Davidson County
Batch# 25474 DEEDWARR
11/14/2017 11:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171114-0116952

WARRANTY DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #s
The Metropolitan Government of Nashville and Davidson County, Tennessee P.O. Box 196300 Nashville, TN 37219	EXEMPT	05205016800, 05205017800, and 05205013400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Daniel Broadway, II, and John D. Broadway and/or Barbara Newby Broadway, AKA Barbara J. Broadway, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto The Metropolitan Government of Nashville and Davidson County, Tennessee, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

PARCEL 1:

Tract or parcel of land, same being situated in Davidson County, State of Tennessee, described as follows:

To - Wit:

Being part of Lot or Tract 11 on the map showing the subdivision of Lots 35, 36, and 37 in the subdivision of a part of the H.B. Chadwell Tract as of record in Book 547, Page 60, Register's Office of Davidson County Tennessee, said part of said lot is more particularly described as follows:

Beginning at a point in the Northwesterly line of said lot or tract as shown on said plan at the Northwest corner of a part of said lot conveyed to F.H. Henry by deed of record in Book 734, Page 726, Register's Office for said County; thence South 40° West 87 feet, more or less, to a point in the center of Crittenden Branch; thence down said branch as follows: South 15 1/4° East 290 feet; South 13 1/2° West 200 feet; South 25 1/2° East 180 feet; South 3° 30' West 430 feet to a point where said branch empties into Gibson Creek; thence with a creek as follows: South 29° East 125 feet; South 62° East 490 feet, more or less, to a point in the center of a drain; thence with the center of said drain North 58° East 230 feet to the common corner of Lots or Tracts 10 and 11 on said plan; thence with the line between lot or Tract 11, and lots or Tracts 10, 8, 7, 6, 5, 4, 3, 2, and 1, and along the Southwesterly line of the F.H. Henry Tract North 27 1/2° West 1543 feet, more or less, to the beginning.

Being part of the same property conveyed by Warranty Deed from John Daniel Broadway and Wife, Barbara (Newby) Broadway to John Daniel Broadway, II (An un-married person), as recorded on the 2nd day of June, 1992 in Deed Book 8640, Page 815; part of Warranty Deed from John Daniel Broadway to John Daniel Broadway and/or Barbara Newby Broadway, as recorded on the 6th day of October, 1978 in Deed Book 5347, Page 526; part of Warranty Deed from Grace Daniel Broadway to John Daniel Broadway, as recorded on the 17th day of December, 1974 in Deed Book 4875, Page 575, in the Register's Office of Davidson County, Tennessee.

Less and Except

Land lying in the 9th councilmanic district of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the Northwest corner of H.B. Davis tract, as of

record in Deed Book 1939, Page 369 R.O.D.C.,TN., and as shown on Metro. Nashville and Davidson County Tax Map 52-5, Parcel 171 and the Southwesterly corner of H.B. Davis tract as of record in Deed Book 1939, Page 369 R.O.D.C. and as shown on Tax Map 52-5, Parcel 172. Thence South 27 30'00" East 745.04 feet, passing an iron pin at a distance of 199.23', said iron pin being the Southwesterly corner of the Mrs. Martha Tomlinson property as of record in Deed Book 1212, Page 134, to an iron pin in the Northeasterly corner of Metro. Government property as of record in Deed Book 0402, Page 327 R.O.D.C.; Thence with the Northerly line of the Metro. Government property, South 73 07'41" West 154.38 feet to an iron pin; Thence continuing with said line South 18 48'12" West passing a witness monument at 100.00', a total distance of 146.18 feet to a point; Thence North 62 00'00" West 373.94 feet to a point; Thence North 38 24'27" East passing a witness monument at 103.20 feet, a total distance of 404.46 feet to a concrete monument; Thence North 27 30'00" West 298.22 feet to a concrete monument; Thence North 37 46'09" East 110.10 feet to the Point-Of-Beginning and containing 3.962 acres more or less.

Being the same property conveyed by Agreed Final Order in Deed Book 9127, Page 144, in the Register's Office of Davidson County, Tennessee; and

PARCEL 2:

Land in Davidson County, Tennessee, being part of Lot or Tract No. 11 on the map showing subdivision of Lots 35, 36 and 37 of the H. B. Chadwell Tract as of record in Book 547, Page 60, Register's Office for said County.

Said part of Tract No. 11 fronts 100 feet on the Southerly side of Lanier Avenue (widened and extended) and extends back 259 feet on its Easterly line with the line of lot No. 1, of same Chadwell Tract, and 259 feet on its Westerly line, with the Easterly line of the Pon's Place to a dead line and shows 100 feet on said dead line.

Being the same property conveyed to John D. Broadway and wife, Barbara J. Broadway by Warranty Deed from Mrs. Elizabeth Baker, recorded on the 27th day of August, 1971 in Deed Book 4532, Page 190, in the Register's Office of Davidson County, Tennessee; and

PARCEL 3:

Being the Northerly part of Lot or Tract 17 on the Map of Montague Subdivision, of record in Book 421, Page 129, Register's Office for said County, and described as follows:

Beginning on the dividing line between the Lots or Tracts 17 and 18 at a cedar post 1049 feet North of the center line of East Palestine Boulevard, said point being the Northeast corner of the property conveyed to Grayson Love Hancock by deed from Littell Rust and wife, of record in Book 1072, Page 345, said Register's Office; thence Northwardly 52 feet, more or less, to the center of the creek Westwardly 400 feet to the corner of Lots 16 and 17; thence with the line between said two lots, Southwardly 51 feet, more or less, to the Northwest corner of said Hancock property; thence with the Northerly line of the same Eastwardly 400 feet to the beginning.

Being part of the same property conveyed by Warranty Deed from John Daniel Broadway to John Daniel Broadway and/or Barbara Newby Broadway as recorded on the 6th day of October, 1978 in Deed Book 5347, Page 526 and part of Warranty Deed from Grace Daniel Broadway to John Daniel Broadway as recorded on the 17th day of December, 1974 in Deed Book 4875, Page 575, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS hereby covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS hereby further covenants and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

[Signatures and Notary Acknowledgments appear on the following page]

WITNESS our hands on this the 13th day of November 2017.

John Daniel Broadway, II
attorney in fact

John D. Broadway

Barbara Newby Broadway
Barbara Newby Broadway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November 2017, before me, the undersigned Notary Public, personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Broadway, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for John Daniel Broadway, II and is authorized by John Daniel Broadway, II to execute this instrument on behalf of John Daniel Broadway, II.

Witness my hand and official seal, this 13th day of November 2017.

Notary Public
My Commission Expires: 09-07-21

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November 2017, before me, the undersigned Notary Public, personally appeared **John Daniel Broadway**, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal, this 13th day of November 2017.

Notary Public
My Commission Expires: 09-07-21

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November 2017, before me, the undersigned Notary Public, personally appeared **Barbara Newby Broadway**, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal, this 13th day of November 2017.

Notary Public
My Commission Expires: 09-07-21

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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. Kirby, 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.

Notary's Signature

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)