Bill Garrett Davidson County
Batch# 40521 DEEDWARR
12/21/2017 01:46:56 PM 5 pgs
Fees: $28.00 Taxes: $2,072.00
20171221-0130149

GENERAL WARRANTY DEED

FROM: Peggy Flynn Harris
Grantor

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]	160-00-0-009.00 160-00-0-011.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Sixty Thousand and No/100 Dollars ($560,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20 day of December, 2017.

Notary Public

My Commission Expires: 11-3-20

TAMELA BRAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

FOR AND IN CONSIDERATION OF the sum of Five Hundred Sixty Thousand and No/100 Dollars ($560,000.00), the receipt and sufficiency of which are hereby acknowledged, Peggy Flynn

Harris ("Grantor"), has bargained and sold, and by these presents does 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"). Grantor is the widow of the late Robert R. Harris, deceased, and is the surviving tenant by the entirety.

The Property is unimproved property known as 802 and 804 Old Hickory Boulevard, 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.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has 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.

Grantor does further covenant and bind Grantor her 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 my hand this 20th day of December, 2017.

PEGGY FLYNN HARRIS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamela Bryan, a Notary Public of said County and State, Peggy Flynn Harris, 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 20th day of December, 2017.

TAMELA BRYAN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public

My Commission Expires: 11-3-20

12329N:150839:1260137:1:NASHVILLE

EXHIBIT A

Property Description

TRACT I

Land in Davidson County, Tennessee, being a 5.4 acre tract of land which is part of the easterly part of a 30.87 acre tract on the plan of Roser Heights Subdivision at Brentwood, Tennessee, as of record in Book 332, Page 146, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, dated August 6, 1948, as follows:

Beginning at the southeast corner of the said 5.4 acre tract being also the northeast corner of the 5.3 acre tract on map of above referred to survey and as recorded in Book 1678, Page 185, R.O.D.C., TN: thence with the line between the 5.4 acre tract and the 5.3 acre tract North 84° 44' West 454.1 feet; thence North 2° 7' East 527 feet to Tony Sudekum estate property; thence with an old fence South 84° 42' East 449.5 feet to the norteast corner of said tract; thence with the east line of said tract and an old fence and Tony Sudekum property line South 1° 335' West 527 feet to the beginning.

TRACT II

Land in Davidson County, Tennessee, being a 5.3 acre tract of land which is part of the easterly part of a 30.87 acre tract on the plan of Roser Heights Subdivision at Brentwood, Tennessee, as of record in Book 332, Page 146, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, dated August 6, 1948, as follows:

Beginning at a point on the westerly margin of Howard Boulevard at the northeast corner of Lot No. 18; thence with the westerly margin of said boulevard, North 21° 53' East 119.6 feet to a point in the western boundary line of the Tony Sudekum Estates; thence with said line, North 1° 35' East 380.5 feet to a point; thence North 84° 44' West 454.1 feet to a point; thence South 2° 07' West 530.5 feet to the northwest corner of Roser Avenue; thence South 89° 38' East with the northern boundary line of said Lot No. 18, in all 417 feet to the beginning, containing 5.3 acres, more or less.

There is excluded from this conveyance and reserved as a right-of-way, a strip of ground 30 feet wide, parallel with the westerly line of the property herein conveyed, said strip being co-extensive with the width of Roser Avenue, and there is also excluded from this conveyance and reserved as a right-of-way, a strip of ground 30 feet wide, beginning at a point in the northerly line of the tract herein conveyed and running south parallel with the easterly line of the tract herein conveyed to a point in the northwest margin of Howard Boulevard; said right-of-ways as hereinabove reserved, to be for the use and benefit of ingress and egress to the present or any future owner of the 5.4 acre tract immediately adjoining on the north the tract herein conveyed.

Being the same property conveyed to ROBERT R. HARRIS and wife, PEGGY FLYNN HARRIS, by deed from Annette B. Helton, unmarried, of record in Instrument No. 20061129-0147336, dated November 21, 2006, said Register's Office. Robert R. Harris has since died leaving Peggy Flynn Harris as the surviving tenant by the entirety.

EXHIBIT B

Encumbrances

1. Taxes for 2017constitute a lien.

2. Right of way for ingress and egress as set forth in deed of record in Book 1678, page 185, re-recorded in Book 1680, page 207.