Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa L. Parks Avenue Tennessee Tower, 24th Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 146-007.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 17-04-005

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS ($875,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JOHN K. CARTWRIGHT AND WIFE, ELIZABETH ANN CARTWRIGHT** ("Grantors") have bargained and sold, and by these presents do hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property"). **Grantors expressly reserve to John K. Cartwright the right to occupy, rent, or improve the granted premises during his life.**

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

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C, reflecting Lot #1, being 2.61 acres, more or less and cross-hatched on the survey.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantors are advised that Grantee utilized acquisition funds under the State Land Acquisition Fund, therefore no rollback taxes shall be assessed pursuant to T.C.A. § 67-04-409(j)(5).

This is improved property located at 929 Otter Creek Road, Nashville, Davidson County, Tennessee, containing approximately 2.61 acres, more or less.

Bill Garrett Davidson County
Batch# 53127 DEEDWARR
01/30/2018 11:44:20 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180130-0009426

HERITAGE CONSERVATION TRUST FUND RESTRICTIVE LANGUAGE

The Property is being acquired with funds partially provided by the Tennessee Heritage Conservation Trust Fund in order to conserve, preserve, and permanently maintain Tennessee's open spaces and undeveloped natural areas; allow public access for recreation; and perpetuate the goals, ideals, and intent of the Tennessee Heritage Conservation Trust Fund Act of 2005. Tennessee Code Annotated §§11-7-101 et seq.

In consideration of the provision of the funds to acquire the Property by the Tennessee Heritage Conservation Trust Fund, the Grantor has agreed to place certain restrictive covenants upon the Property. Accordingly:

1. The Property is encumbered with the following restrictions which shall run with the land, continue in perpetuity in order to preserve the conservation values on the Property, and shall be binding on all parties and their heirs, successors, successors-in-title, and assigns having any right, title, or interest in the property or any part thereof:

a. Removal or modification of any encumbrance shall require approval by the Tennessee Heritage Conservation Trust Fund Board, or its successor.

b. No interest in the Property shall be used as security for any debt.

c. The Tennessee Heritage Conservation Trust Fund Board has approved a transfer of the Property to the State of Tennessee. Any subsequent or other sale or transfer of the Property or any interest therein shall be subject to the approval of the Tennessee Heritage Conservation Trust Fund Board, or its successor.

d. Any use incompatible with the preservation of open spaces, natural areas, wildlife habitats, and access for public recreation, or the maintenance of a habitat for indigenous flora and fauna is prohibited.

2. The Tennessee Heritage Conservation Trust Fund is an intended beneficiary of the restrictions and covenants contained herein.

3. The restrictions and covenants contained herein shall not be amended or released, in whole or in part, without the approval of the Tennessee Heritage Conservation Trust Fund Board.

4. The restrictions and covenants contained herein are severable and the invalidity of one or more of the provisions shall not affect the validity or enforceability of any other provisions.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $875,000.00. State of Tennessee is tax exempt.

Affiant

Subscribed and sworn to before me this 30th day of January, 2018.

Notary Public

My Commission expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Witness, this the 30th day of January, 2018.

JOHN K. CARTWRIGHT

ELIZABETH ANN CARTWRIGHT

Elizabeth Ann Cartwright, spouse of John K. Cartwright, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named **JOHN K. CARTWRIGHT** AND **ELIZABETH ANN CARTWRIGHT**, the Grantors, with whom I am personally acquainted, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of January, 2018.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

EXHIBIT A

Transaction Number 17-04-005

The following is a description of the John and Elizabeth Cartwright property located at 929 Otter Creek Road in the 34th Civil District of Davidson County, Tennessee. (Reference Book QC 00008125-0000288 and Tax Parcel Id 14600000700.)

Being Lot #1 of Stirton Oman, Jr. and Jack A. Oman Subdivision as recorded in Plat Book 00005050-0000053 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument located in the northwestern right-of-way of the Otter Creek Road being the westernmost corner of this described parcel, and being noted as CRN #1 having State Plane Coordinates of Northing 629927.82 Easting 1736343.94 as well as being located S 86°26'34" W 48.20 feet from a power pole and furthermore being located N 77°02'37" W 17.63 feet from the intersection of a private paved drive and the Otter Creek Road; thence going with the State of Tennessee property North 48 Degrees 23 Minutes 58 Seconds East 43.30 feet to a concrete monument; thence leaving the State of Tennessee property and going with the Audrey J. Campbell property being Parcel #5.00 on the Final Plat Resubdivision of Land Belonging to: Dr. W. Barton Campbell and Wife Audrey J. Campbell as recorded in Plat Book 20150414-0032720 in the Register's Office for Davidson County, Tennessee North 45 Degrees 52 Minutes 04 Seconds East 144.31 feet; thence leaving Campbell and going with the remainder of the Elizabeth Ann Cartwright property being Lot #2 of the Stirtan Oman, Jr. and Jack A. Oman subdivision South 46 Degrees 11 Minutes 02 Seconds East 530.75 feet to a coal car rail; thence leaving Cartwright and Lot #2 and going with the Donald B. Bristow, Jr. and Emily Bristow property being Lot #11, Sec IV of Forest Acres South 14 Degrees 33 Minutes 13 Seconds East 170.62 feet to a concrete monument being noted as CRN #3 and having State Plane coordinates of Northing 629524.44 Easting 1736905.74; thence leaving Bristow and Lot 11 and going with the State of Tennessee property North 69 Degrees 44 Minutes 35 Seconds West 287.09 feet to a concrete monument being noted as CRN #4 and having State Plane coordinates of Northing 629623.84 Easting 1736636.41; thence North 43 Degrees 53 Minutes 41 Seconds West 379.53 feet to a 5/8" rebar (set) in the southeastern right-of-way of the Otter Creek Road; thence North 43 Degrees 53 Minutes 41 Seconds West 42.31 feet to the beginning being 2.61 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 05 October 2017.

Note: The above described parcel is subject to the rights of Otter Creek Road which crosses the northwestern boundary of the above described Lot.

Being the same property conveyed to John K. Cartwright by Quitclaim Deed from Betsy M. Cartwright of record in Book 8125, Page 288, dated January 20, 1988 and recorded on June 6, 1990, Register's Office for Davidson County, Tennessee.

Being also known as 929 Otter Creek Road, Nashville, Tennessee 37220

Exhibit B
Transaction Number 17-04-005
Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.
2. Subject to all matters shown on the Plan of record in Plat Book 5050, Page 53, Register's Office for Davidson County, Tennessee.
3. Common Easement for Access Drive and Utility Lines as originally set out and reserved of record in Book 5231, Page 896, in the Register's Office for Davidson County, Tennessee.
4. Limited Lease and Acknowledgement of Encroachment of record in Book 8986, Page 365, in the Register's Office for Davidson County, Tennessee.
5. A 15-foot Utility and Access Easement of record in Book 5126, Page 961, in the Register's Office for Davidson County, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 17-04-005
LOT # 1

