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 14511003000 14511003300 14500015500 14500015600 14500015700 14500015800	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 17-04-008

FOR AND IN CONSIDERATION of a donation in fee and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation** ("Grantor") has bargained and sold, and by these presents does 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").

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.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has 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.

Grantor further covenants and binds itself, its 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.

Grantor is 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 unimproved property located at 1108 Stonewall Jackson Court, Stonewall Jackson Court, 5210 & 5212 Granny White Pike, and 5241 & 5245 Granny White Trace, Nashville, Davidson County, Tennessee, containing 12.14 acres.

Bill Garrett Davidson County
Batch# 54234 DEEDWARR
02/02/2018 01:14:38 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20180202-0010911

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 $0.00 State of Tennessee is tax exempt.

Affiant

Subscribed and sworn to before me this 26th 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 26th day of January, 2018.

Friends of Radnor Lake, a Tennessee non-profit corporation

Paul M. Buchanan, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26th day of January, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Paul M. Buchanan**, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President respectively of Friends of Radnor Lake, a corporation, and that he as such President being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Paul M. Buchanan as such President.

Witness my hand and official seal on this the 26th 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 17-04-008

The following is a description of a portion of the Friends of Radnor Lake property located on Stonewall Jackson Court and Granny White Trace in the 34th Civil District of Davidson County, Tennessee. (Reference Book 201610113-0108557 and Parcel Id 14511003300, Book 20091207-0111932 and Parcel Id 14511003000, Book 20100727-0058831 and Parcel Id 14500015500, 14500015600, 14500015700, and 14500015800)

Beginning at a 1/2" rebar (found) in the northern right-of-way of Granny White Trace being the southwestern corner of this described parcel as well and being noted as CRN #1 having State Plane coordinates of Northing 631826.42 Easting 1729153.97 as well as being located N 74°44'57" W 179.85 feet from a manhole and furthermore being located S 87°18'04" E 759.04 feet from the intersection of Granny White Trace and Granny White Pike; thence leaving the road and going with the Jason D. Ingram and Culley K. Ingram property being Lot #3 of The Reserve at Radnor Lake North 02 Degrees 35 Minutes 37 Seconds East 221.28 feet to a 1/2" rebar (found); thence North 89 Degrees 57 Minutes 59 Seconds West 94.14 feet to a 5/8" rebar (found); thence North 79 Degrees 23 Minutes 10 Seconds West 92.97 feet to a 1/2" rebar (found); thence North 78 Degrees 44 Minutes 45 Seconds West 19.58 feet to a 5/8" rebar (found); thence leaving Ingram and Lot 3 and going with the Kenneth E. Watford property being Lot #1 of Van Becelaere Subdivision North 08 Degrees 49 Minutes 13 Seconds East 212.64 feet to a 5/8" rebar (found) being noted as CRN #2 and having State Plane coordinates of Northing 632278.61 Easting 1728991.87; thence leaving Watford and Lot #1 and going with the Dennis R. Monroe and Sharon K. Monroe property being Lot #20 and the Residential Area of Granny White Park South 81 Degrees 11 Minutes 34 Seconds East 174.29 feet to a 5/8" rebar (found); thence North 89 Degrees 47 Minutes 05 Seconds East 241.22 feet to a 5/8" rebar (found); thence South 89 Degrees 52 Minutes 35 Seconds East 302.63 feet to a 5/8" rebar (found); thence South 89 Degrees 30 Minutes 42 Seconds East 50.25 feet; thence leaving Monroe and the Residential Area and going with the southeastern right-of-way of Stonewall Jackson Court along a curve having an arc length of 27.40 feet, with a radius of 52.35 feet, and a chord of North 33 Degrees 03 Minutes 45 Seconds East 27.09 feet; thence along a curve having an arc length of 199.20 feet, with a radius of 205.10 feet, and a chord of North 56 Degrees 56 Minutes 35 Seconds East 191.46 feet; thence North 01 Degrees 40 Minutes 52 Seconds West 20.92 feet to a 1/2" rebar (found) being noted as CRN #3 and having State Plane coordinates of Northing 632399.80 Easting 1729932.83; thence leaving the said road and going with the Galen L. Foster and Rebecca A. Foster property being Lot #19 of Granny White Park South 69 Degrees 37 Minutes 49 Seconds East 102.20 feet to a 3/8" rebar (found); thence North 86 Degrees 48 Minutes 11 Seconds East 256.58 feet to a 1/2" rebar (found); thence North 00 Degrees 23 Minutes 55 Seconds East 29.61 feet to a 1/2" rebar (found); thence leaving Foster and Lot 19 and going with the State of Tennessee property North 89 Degrees 06 Minutes 14 Seconds East 340.60 feet to a 1/2" rebar (found) being noted as CRN #4 and having State Plane coordinates of Northing 632413.48 Easting 1730625.57; thence continuing with the State of Tennessee South 18 Degrees 06 Minutes 54 Seconds East 170.49 feet to a railroad spike; thence leaving the State of Tennessee property and going with the Edward M. Yarbrough property South 89 Degrees 32 Minutes 12 Seconds West 392.40 feet to a 1/2" rebar (found); thence South 55 Degrees 42 Minutes 43 Seconds West 127.38 feet to a 5/8" rebar (found); thence leaving Yarbrough and going with the Michael J. Henderson and Janet L. Henderson property South 83 Degrees 43 Minutes 04 Seconds West 203.34 feet to a 1/2" rebar (found); thence South 20 Degrees 58 Minutes 45 Seconds West 16.10 feet to a 1/2" rebar (found); thence South 84 Degrees 11 Minutes 04 Seconds West 64.40 feet to a 1/2" rebar (found); thence South 14 Degrees 17 Minutes 07 Seconds East 310.59 feet to a concrete monument being noted as CRN #5 and having State Plane coordinates of Northing 631831.71 Easting 1729985.63; thence South 11 Degrees 31 Minutes 42 Seconds East 20.38 feet to a point generally in the center of a 35 foot wide access easement; thence leaving Henderson and going with Lot #3,2, and 1 of Radnor Trace Estates and the James A. Thomas and Ellen Dillon Thomas property, and generally following the center of the said easement South 88 Degrees 29 Minutes 14 Seconds West 201.50 feet; thence South 86 Degrees 59 Minutes 46 Seconds West 228.90 feet; thence South 86 Degrees 26 Minutes 42 Seconds West 61.42 feet; thence North 89 Degrees 08 Minutes 50 Seconds West 110.22 feet to a point in the northeastern right-of-way of Granny White Trace; thence leaving Thomas and the

access easement and going with the said road right-of-way around the cul-de-sac and along a curve having an arc length of 50.00 feet, with a radius of 55.00 feet, and a chord of North 57 Degrees 43 Minutes 10 Seconds West 48.30 feet; thence along a curve having an arc length of 3.61 feet, with a radius of 55.00 feet, and a chord of North 85 Degrees 38 Minutes 36 Seconds West 3.61 feet; thence continuing with the northern right-of-way of Granny White Trace North 87 Degrees 33 Minutes 23 Seconds West 189.94 feet to the beginning being 12.14 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 05 October 2017.

Note:
The above described parcel is subject to a 35' wide access easement as noted in Instrument No. 20080327-0030965.

Being the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation by General Warranty Deed from Galen L. Foster of record in Instrument No. 20091207-0111932, Register's Office for Davidson County, Tennessee, dated December 4, 2009 and recorded on December 4, 2009.

Being the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation by General Warranty Deed from Edward M. Yarbrough and wife, Cindy K. Yarbrough of record in Instrument No. 20161013-0108557, Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on October 13, 2016.

Being the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation by Special Warranty Deed from Civic Bank and Trust of record in Instrument No. 20100727-0058831, Register's Office for Davidson County, Tennessee, dated July 22, 2010 and recorded on July 27, 2010.

Being also known as 1108 Stonewall Jackson Court, Stonewall Jackson Court, 5210 & 5212 Granny White Pike and 5241 & 5245 Granny White Trace, Nashville, Tennessee 37220.

Exhibit B
Transaction Number 17-04-008
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 3700, Page 72, Register's Office for Davidson County, Tennessee.
3. Permanent Utility Easement granted to Edward M. Yarbrough of record in Book 5572, Page 761, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictive Covenants of record in Instrument No. 20170413-0036317, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate handicapped persons.
5. Access to subject property is limited to a 20-foot wide Access Easement as granted of record in Book 6413, Page 72 and as shown on Plat of record in Book 3700, Page 72, in the Register's Office for Davidson County, Tennessee.
6. Terms of Easement Agreement of record in Book 5697, Page 563 and as reserved in Instrument No. 20161013-0108557, in the Register's Office for Davidson County, Tennessee.
7. Road Maintenance Agreement of record in Book 7067, Page 422, (Partially released in Book 7503, Page 87), in the Register's Office for Davidson County, Tennessee.
8. Easement for Utility & Access as retained of record in Book 6413, Page 72, in the Register's Office for Davidson County, Tennessee.
9. Pipeline Easements of record in Book 460, Page 170, 171, and 172 in the Register's Office for Davidson County, Tennessee.
10. Easement for Family Graveyard and right-of-way of record in Book 731, Page 511, in the Register's Office for Davidson County, Tennessee.
11. Subject to all matters of the subject property of record in Instrument No. 20060217-0019459, Register's Office for Davidson County, Tennessee.
12. Restrictions of record in Instrument No. 20090409-0032504, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate handicapped persons.
13. Sanitary Sewer & Storm Drainage Easements in favor of Metropolitan Government of Nashville & Davidson County of record in Book 7776, Page 41, and Book 7814, Page 514 in the Register's Office for Davidson County, Tennessee.
14. Subject to a 16 foot Avenue running across the southerly boundary as excluded of record in Book 3765, Page 239, in the Register's Office for Davidson County, Tennessee.
15. Easement for Water Main of record in Book 460, Page 170, in the Register's Office for Davidson County, Tennessee.
16. Subject to a 10 foot wide Easement for Utility Lines of record in Book 5575, Page 744, in the Register's Office for Davidson County, Tennessee.

Exhibit B
Transaction Number 17-04-008
Permitted Encumbrances

17. Conservation Easement of record in Instrument No. 20100727-0058832, see also Notary Certificate of Correction in Instrument No. 20120117-0004693, in the Register's Office for Davidson County, Tennessee.
18. Terms and Conditions set forth in Quitclaim Deed for Abandonment of Easements of record in Instrument No. 20130913-0096879, in the Register's Office for Davidson County, Tennessee.
19. Subject to all matters shown in the Plan of record in Instrument No. 20080327-0030965, amended Owner's Certificate of record in Instrument No. 20130829-0091392, Register's Office for Davidson County, Tennessee.
20. Restrictions of record in Instrument No. 20090409-0032504, 20050719-0083965, and 20061219-0156409 were released and by First Amendment in Instrument No. 20070517-0059332, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate handicapped persons.
21. Subject to a 35 foot access easement and a 10 foot water service line easement of record in Book 5541, Page 207 and Book 5170, Page 144, in the Register's Office for Davidson County, Tennessee.
22. Easement for an Avenue as set out in Partition Deed of record in Book 534, Page 66, in the Register's Office for Davidson County, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 17-04-008

