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 Part of 14512003700	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 17-04-006

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 0 Clonmel Road, Nashville, Davidson County, Tennessee, containing 10.00 acres

Bill Garrett Davidson County
Batch# 54235 DEEDWARR
02/02/2018 01:15:33 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180202-0010912

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, 2017.

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, 2017.

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, 2017, 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, 2017.

Notary Public

Commission Expires:

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

EXHIBIT A

Transaction Number 17-04-006

The following is a description of a portion of the Friends of Radnor Lake, a Tennessee non-profit corporation property located off of Clonmel Road in the 33rd Civil District of Davidson County, Tennessee. (Reference Book 20030604-0077112 and Part of Tax Map 14512003700)

Beginning at a 5/8" rebar (found) being the southeastern corner of this described parcel noted as CRN #1 and having State Plane coordinates of Northing 632854.98 Easting 1733769.57;thence going with Lot #37-44 of Lake View Manor South 65 Degrees 20 Minutes 49 Seconds West 31.04 feet to a concrete monument; thence along a curve having an arc length of 73.37 feet, with a radius of 268.75 feet, and a chord of South 73 Degrees 11 Minutes 30 Seconds West 73.14 feet to a concrete monument; thence South 80 Degrees 43 Minutes 45 Seconds West 247.55 feet to a concrete monument; thence along a curve having an arc length of 92.00 feet, with a radius of 323.64 feet, and a chord of South 72 Degrees 34 Minutes 17 Seconds West 91.69 feet; thence South 64 Degrees 30 Minutes 53 Seconds West 95.57 feet to a 5/8" rebar (found); thence South 64 Degrees 29 Minutes 33 Seconds West 120.73 feet to a concrete monument; thence along a curve having an arc length of 112.89 feet, with a radius of 274.90 feet, and a chord of South 76 Degrees 15 Minutes 25 Seconds West 112.10 feet to a concrete monument being noted as CRN #2 and having State Plane coordinates of Northing 632633.80 Easting 1733035.42; thence South 87 Degrees 59 Minutes 55 Seconds West 105.66 feet to a concrete monument; thence along a curve having an arc length of 58.27 feet, with a radius of 277.58 feet, and a chord of North 85 Degrees 59 Minutes 15 Seconds West 58.16 feet to a concrete monument; thence North 79 Degrees 48 Minutes 21 Seconds West 135.83 feet to a concrete monument; thence along a curve having an arc length of 52.53 feet, with a radius of 275.36 feet, and a chord of North 74 Degrees 20 Minutes 15 Seconds West 52.45 feet thence North 68 Degrees 55 Minutes 13 Seconds West 197.57 feet to a concrete monument being noted as CRN #3 and having State Plane coordinates of Northing 632743.43 Easting 1732503.27; thence leaving Lake View Manor and going with the remainder of the Friends of Radnor Lake property North 57 Degrees 57 Minutes 13 Seconds East 1144.70 feet to a 5/8" rebar (set) being noted as CRN #4 and having State Plane coordinates of Northing 633350.34 Easting 1733473.83; thence leaving the Friends of Radnor Lake property and going with the State of Tennessee property South 30 Degrees 50 Minutes 17 Seconds East 577.49 feet to the beginning being 10.00 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 05 October 2017.

Being a portion of the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation by Special Warranty Deed from Kathryn Bumgardner Cheek, individually, Kathryn Bumgardner Cheek and Mellon Bank, N.A., Co-Executors of The Estate of John H. Cheek, Jr., and Mellon Bank, N.A., Trustee of the John H. Cheek, Jr. Revocable Trust dated October 23, 1999, of record in Instrument No. 20030604-0077112, Register's Office for Davidson County, Tennessee, dated June 02, 2003 and recorded on June 04, 2003.

Exhibit B
Transaction Number 17-04-006
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 2133, Page 40, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 1807, page 457, 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.
4. Greenbelt Application of record in Book 9343, Page 403, Register's Office for Davidson County, Tennessee.
5. All matters shown on that certain Boundary Survey of a Portion on the John H. Cheek, Jr. Property, prepared by Wamble & Associates, PLLC, dated December 21, 2001.

EXHIBIT C
TRANSACTION NUMBER 17-04-006

