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 16001001900	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 17-04-007

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($315,000.00) cash in hand paid, 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 852 Forest Hills Drive, Nashville, Davidson County, Tennessee 38242, containing 1.70 acres more or less.

Bill Garrett Davidson County
Batch# 54236 DEEDWARR
02/02/2018 01:16:25 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180202-0010913

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 $315,000.00 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 17-04-007

Being Lot #164, Section II, of Oak Hill Estates as recorded in Plat Book 4460 Page 36-38 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument in the northern right-of-way of Forest Hills Drive being the southwestern corner of this described parcel and being noted as CRN #1 having State Plane coordinates of Northing 627499.01 Easting 1736379.21 as well as being located S 24°46'31" W 1.25 feet from a power pole and furthermore being located N 88°46'17" W 268.12 feet from the intersection of Forest Hills Drive and an old road bed; thence leaving the road and going with the State of Tennessee property North 08 Degrees 06 Minutes 21 Seconds West 396.34 feet to a concrete monument being noted as CRN #2 and having State Plane coordinates of Northing 627891.39 Easting 1736323.32; thence continuing with the State of Tennessee North 85 Degrees 04 Minutes 59 Seconds East 197.80 feet to a 5/8" rebar (found) being noted as CRN #3 and having State Plane coordinates of Northing 627908.34 Easting 1736520.40; thence leaving the State of Tennessee property and going with Lot #165, Section II of Oak Hill Estates South 04 Degrees 47 Minutes 01 Seconds East 397.46 feet to a 5/8" rebar (found) in the northern right-of-way of Forest Hills Drive being noted as CRN #4 and having State Plane coordinates of Northing 627512.27 Easting 1736553.54; thence leaving Lot #165 and going with the said road right-of-way South 85 Degrees 39 Minutes 03 Seconds West 174.84 feet to the beginning being 1.70 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 05 October 2017.

Note:
The above described parcel is subject to easement as shown of record in Book 8389, page 610 and Instrument No. 20130520-0050591.

Being the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation by Warranty Deed from Deborah Beth Derseweh Willingham, Melisa Jan Derseweh and Patricia Carol Derseweh Hughes of record in Instrument No. 20170501-0042533, dated April 28, 2017 and recorded May 1, 2017, Register's Office for Davidson County, Tennessee.

Being also known as 852 Forest Hills Drive, Nashville, Tennessee 37220.

Exhibit B
Transaction Number 17-04-007
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 in the Plan of record in Plat Book 4460, Pages 36 through 38, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 4537, page 496, 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. Grant of Easement Transmission in favor of Piedmont Natural Gas Company, Inc. of record in Instrument No. 20130520-0050591, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes and Appurtenances of record in Book 8389, Page 610, in the Register's Office for Davidson County, Tennessee.
6. Grant of Transmission Line Easements of record in Book 1165, Page 565, Book 1174, Page 314, Book 1196, Page 304, Book 1196, Page 306, Book 1207, Page 48, Book 1207, Page 50, Book 2280, Page 391 and Book 2297, Page 479, in the Register's Office for Davidson County, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 17-04-007

