Bill Garrett Davidson County
Batch# 85719 DEEDWARR
04/27/2018 12:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180427-0039910

DEED OF DONATION	STATE OF TENNESSEE, COUNTY OF DAVIDSON CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County, Tennessee P.O. Box 196300 Nashville, TN 37219	EXEMPT	16200012300

FOR AND IN CONSIDERATION of the benefits afforded the people of Nashville Tennessee by the Department of Parks and Recreation of The Metropolitan Government of Nashville and Davidson County, Tennessee and in the furtherance of its desire to see the public benefit from the use of public parkland, GREENWAYS FOR NASHVILLE, a Tennessee nonprofit corporation, hereinafter called **"GRANTOR,"** for no monetary consideration, by these presents does transfer and convey unto the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter called **"GRANTEE,"** its successors and assigns, all of GRANTOR'S interest in a certain tract or parcel of land in Davidson County, State of Tennessee, ("the Property"), described as follows:

BEING A TRACT OF LAND IN THE 32ND COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE, BEING PARCEL NUMBER 123.00 AS SHOWN ON THE DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 162. BEING BOUNDED ON THE NORTH BY RIGHT-OF-WAY (R/W) OF BELL ROAD (PUBLIC R/W VARIES), ON THE WEST BY RIGHT-OF-WAY (R/W VARIES), ON THE SOUTH AND EAST BY THE OPEN SPACE OF THE HICKORY HOLLOW CONDOMINIUMS PROPERTY OF RECORD IN MASTER DEED 20050810-0094534 (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING AN IRON ROD (NEW) IN THE EASTERLY R/W OF BLUE HOLE RD. BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 622,554.87 AND AN EASTING OF 1,768,16 (NAD83); THENCE, WITH BLUE HOLE ROAD NORTH 36 DEGREES 40 MINUTES 52 SECONDS EAST, 264.69 FEET TO AN IRON ROD (NEW); THENCE AROUND A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 432.45 FEET, A RADIUS OF 3183.23 FEET, A DELTA ANGLE OF 07 DEGREES 47 MINUTES 01 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 46 MINUTES 05 SECONDS EAST, 432.11 FEET TO AN IRON ROD (OLD); THENCE AROUND A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 592.66 FEET, A RADIUS OF 1235.98 FEET, A DELTA ANGLE OF 27 DEGREES 28 MINUTES 26 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES 34 MINUTES 08 SECONDS EAST, 587.00 FEET TO AN IRON ROD (NEW); THENCE, NORTH 26 DEGREES 32 MINUTES 00 SECONDS EAST, 246.01 FEET TO AN IRON ROD (NEW); THENCE, 21 DEGREES 43 MINUTES 16 SECONDS EAST, 123.87 FEET TO AN IRON ROD (NEW); THENCE AROUND A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 44.04 FEET, A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 84 DEGREES 06 MINUTES 37 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 63 DEGREES 45 MINUTES 58 SECONDS EAST, 40.19 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY R/W OF BELL ROAD; THENCE, WITH BELL ROAD SOUTH 74 DEGREES 10 MINUTES 44 SECONDS EAST, 761.80 FEET TO A POINT IN THE CENTER OF MILL CREEK BEING THE NORTHWEST CORNER OF SAID

HICKORY HOLLOW CONDOMINIUMS PROPERTY; THENCE, WITH MILL CREEK THE FOLLOWING 7 CALLS: SOUTH 47 DEGREES 32 MINUTES 13 SECONDS WEST, 126.01 FEET TO A POINT; THENCE, SOUTH 66 DEGREES 18 MINUTES 08 SECONDS WEST, 153.78 FEET TO A POINT; THENCE, SOUTH 76 DEGREES 53 MINUTES 52 SECONDS WEST, 360.26 FEET TO A POINT; THENCE, SOUTH 53 DEGREES 44 MINUTES 49 SECONDS WEST, 406.07 FEET TO A POINT; THENCE, SOUTH 54 DEGREES 58 MINUTES 02 SECONDS WEST, 177.34 FEET TO A POINT; THENCE SOUTH 50 DEGREES 04 MINUTES 50 SECONDS WEST, 248.24 FEET TO A POINT; THENCE, SOUTH 35DEGREES 11 MINUTES 03 SECONDS WEST, 93.36 FEET TO A POINT; THENCE, LEAVING MILL CREEK SOUTH 46 DEGREES 32 MINUTES 11 SECONDS WEST, 534.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 378,456 SQUARE FEET OR 8.69 ACRES, MORE OR LESS.

ACCORDING TO AN AUGUST 11, 2017 SURVEY BY DOUGLAS W. BALL-CHANDER, RLS NO. 2588, RAGAN-SMITH ASSOCIATES.

Being the same property conveyed to Greenways for Nashville, a Tennessee nonprofit corporation, by Deed of Donation from Bell Road, L.P., a Tennessee limited partnership, recorded December 29, 2016 in Instrument No. 20161229-0137127, Register's Office for Davidson County, Tennessee.

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on EXHIBIT A, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

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 that the Property is free from all encumbrances made or suffered by GRANTOR, except to the extent otherwise set forth herein.

WITNESS our hand on April 25, 2018.

GREENWAYS FOR NASHVILLE,
a Tennessee nonprofit corporation

By: _____
Name: Amy P. Crownover
Its: Executive Director

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Amy P. Crownover, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Executive Director of Greenways for Nashville, Inc., the within named bargainor, and that she, as such Executive Director and being duly authorized, executed the foregoing instrument for the purposes therein contained, by signing for Greenways for Nashville by herself as Executive Director.

WITNESS MY HAND AND OFFICIAL SEAL, this the 25th day of April, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 09.07.2021

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. County of Davidson Property Taxes for 2018 and thereafter, a lien not yet due and payable.

   Note: The Property is not separately assessed for City of Nashville property taxes.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 97-5-603, *et seq*.

3. Easement recorded in Book 7945, page 831, Register's Office for Davidson County, Tennessee.

4. Easement for the flow of waters of the Mill Creek, and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the waters of Mill Creek, free from diminution or pollution.

6. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill Creek.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in Instrument recorded in Book 10796, page 66, said Register's Office.

8. Agreement for Dedication of Easement Water Mains and Appurtenances as set forth in Instrument recorded in Book 7136, page 768, said Register's Office.

9. Easement granted to the State of Tennessee by instrument recorded in Book 7838, page 934.

10. Agreement for Dedication of Easement Water Mains and Appurtenances as set forth in Instrument recorded in Book 7946, page 876, said Register's Office.

201804270039910

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY