THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, P. O. Box 774, Kingston Springs, TN 37082.

Bill Garrett Davidson County
Batch# 90777 **DEEDWARR**
05/10/2018 11:42:48 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00

20180510-0044910

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or true value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me on this the 10th day of May, 2018.

Notary Public

My Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Refuge Foundation **5800 One Perkins Place Dr., Suite 6A** **Baton Rouge, LA 70808**	**New Owner-Same**	**Map 069-00-0** **Parcel 063.00**

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration , the receipt of which is hereby acknowledged, **I, Roger Coleman Brown,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey **unto Refuge Foundation, a Tennessee Nonprofit Corporation,** hereinafter called the Grantee, its successors and assigns, a certain unimproved parcel of land **in Davidson County**, State of Tennessee, described as follows, to wit:

See Exhibit "A" Attached Hereto and Incorporated By Reference Herein.

Being the same property conveyed to Roger Coleman Brown by deed from David C. Allen and Lisa K. Creasy by deed of record in Book 9917, Page 229, Register's Office for Davidson County, Tennessee.

TOGETHER WITH those certain rights of ingress and egress in and to that certain Ingress and Egress Easement, non-exclusive, as is described and set forth in Instrument No. 2000306-0022043, Register's Office for Davidson County, Tennessee; and ingress and egress rights as to that certain 60' Ingress Egress tract, non-exclusive, along the westerly margin of the described tract, as described in Instrument No. 20020925-0116883, said Register's Office, all to which reference is hereby made.

Permitted Exceptions:

1. 2018 Metropolitan Government taxes, are a lien, not yet due and payable, and have this day been prorated and with the Grantee being responsible for payment of the entire tax bill when due and payable, and for all future years taxes thereafter.

2. Subject to the rights of others for the use of Ingress and Egress Easement of record in Instrument Nos. 20000306-0022043 and 20020925-0116883, Register's Office for Davidson County, Tennessee.

3. Subject to railroad right-of-way as of record in Book 394, Page 28, Register's Office for Davidson County, Tennessee.

3. Subject to billboard sign situated upon the subject tract of land and that Memorandum of billboard lease unto Infinity Outdoor, Inc. (now Outfront Media) and appurtenant underground electric utility thereto of record in Instrument No. 200005080045876, Register's Office for Davidson County, Tennessee and renewals and extensions thereof, this day assigned unto the Grantee.

4. Subject to all matters set forth on the Final Plat, Consolidation of Hydes Ferry Pike Industrial Park, a one lot subdivision plat, Lot 1, of record in Instrument No. 20120803-0069128, superceding Instrument No. 20120803-0069108, Register's Office for Davidson County, Tennessee.

5. Subject to all surveyor notes, comment, certificate and matters depicted and set forth upon, "17.25 AC Jennie Brown Lane Site" survey, by S&ME, Robert M. Searson, RLS No. 1666, dated 3-23-2018, Project No. 414316022H.

Roger Coleman Brown is one and the same person as Roger C. Brown.

This is not the principal place of residence of the Grantor.

This is unimproved commercial property known as 0 Jennie Brown Lane (formerly 4435 Commercial Drive), Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of May, 2018.

Roger Coleman Brown

ROGER COLEMAN BROWN

STATE OF TENNESSEE
COUNTY CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Roger Coleman Brown, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, as his free act and deed.

Witness my hand and seal at Pegram, Tennessee, this 10th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 7-24-2019

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

PARCEL 63 PROPERTY DESCRIPTION

EXHIBIT "A"

Being a tract of land lying in the 1st District of Davidson County, Nashville, Tennessee. Being Lot 1 of the Consolidation of Hydes Ferry Pike Industrial Park as recorded in Instrument Number 201208030069108, Register's Officer of Davidson County, Tennessee (RODC). Bounded on the north by the southern Right-of-Way (ROW) of CSX Transportation, on the east by the western ROW of Briley Parkway and by State of Tennessee as recorded in Book 362, Page 636 RODC, on the south by State of Tennessee as recorded in Book 1280, Page 565 RODC, and on the west by Waste Management, Inc. of Tennessee as recorded in Instrument Number 201103030017282 RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being a found ¾" iron rod lying on the southern ROW of said CSX Transportation and being the northwest corner of the tract being described; thence with the southern ROW line of said CSX Transportation, South 65°39'02" East 213.93 feet to a set point; thence with a curve to the left having a length of 135.24 feet, a radius of 2915.16 feet, a central angel of 02°39'29", and having a chord bearing and distance of South 66°58'47" East 135.22 feet to a concrete monument; thence leaving the southern ROW line of said CSX Transportation with the western ROW line of said Briley Parkway, South 12°05'48" East 363.86 feet to a concrete monument; thence South 12°05'02" East 194.41 feet to a concrete monument; thence South 12°20'45" East 164.13 feet to a concrete monument; thence South 21°52'18" East 581.32 feet to a found iron rod with "Chapdelaine" cap; thence leaving the western ROW line of said Briley Parkway with the western boundary line of said State of Tennessee, South 07°05'20" West 126.36 feet to a found iron rod with "Chapdelaine" cap; thence with the northern boundary line of said State of Tennessee, North 79°11'19" West 310.51 feet to a found iron rod with "Chapdelaine" cap; thence North 80°32'56" West 506.75 feet to a found concrete monument; thence with the eastern boundary line of said Waste Management, Inc. of Tennessee, North 05°27'12" East 1073.62 feet to a set point; thence North 05°45'42" East 303.49 feet to the point of beginning.

Tract contains 750,795 square feet, or 17.24 acres.
Bearings based on Tennessee State Plane Coordinate System.

According to a survey by S&ME, 1935 21st Avenue South, Nashville, TN 37212, Robert M. Searson, RLS No. 1666, dated 3-23-2018; Project No. 414316022H.

Being the same property conveyed to Roger Coleman Brown by warranty deed from David C. Allen and Lisa K. Creasy, dated 1/12/96, and filed for record on 1/12/96 in Book 9917, page 229, in Register's Office for Davidson County, Tennessee.

RCB