Register Return to: 18
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

NEW OWNER:

Waste Management, Inc. of Tennessee
C/O Corporate Real Estate Department
720 East Butterfield Rd., 4th Floor
Lombard, IL 60148

THIS INSTRUMENT PREPARED BY:

M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

SEND TAX BILLS TO:
Waste Management, Inc of Tennessee
C/O Corporate Real Estate Department
P.O. Box 1450
Chicago, IL 60690-1450

Bill Garrett Davidson County
Batch# 95477 **DEEDWARRSP**
05/22/2018 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $6,475.00

20180522-0048998

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($1,750,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **Refuge Foundation, a Tennessee non-profit corporation,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **Waste Management, Inc. of Tennessee, a Tennessee corporation** ("Grantee"), its successors and assigns, forever, the tract or parcel of land, situated and lying in the County of Davidson, bound and described as follows:

SEE EXHIBIT A

Previously being the same property conveyed to Roger Coleman Brown by Deed from David C. Allen and Lisa K. Creasy, dated January 12, 1996, recorded January 12, 1996, of record in Book 9917, page 229, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Refuge Foundation, a Tennessee non-profit corporation by Deed from Roger Coleman Brown, dated May 10, 2018 **, recorded** May 10, 2018 **, of record in Instrument No.** 20180510-0044910 **, Register's Office for Davidson County, Tennessee.**

THIS IS UNIMPROVED PROPERTY known as: **0 Jennie Brown Lane, Nashville, TN 37218**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants that it is lawfully seized in fee simple of the property and that it has a good and lawful right to sell and convey the same. GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE**.

POSSESSION shall be given on the date of recording of the deed.

PROPERTY TAXES for the current year shall be assumed by Grantee as of the date of recording of the deed.

WITNESS MY SIGNATURE hereto this 10 day of May, 2018.

Refuge Foundation, a Tennessee non-profit corporation

By: _____
Sidney G. Brian, President

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Sidney G. Brian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President of Refuge Foundation, the within-named Grantor, a Tennessee non-profit corporation, and he as such President being given the authority to so do, executed the within instrument on behalf of Refuge Foundation, by signing the name of the Tennessee non-profit corporation by himself as President.

WITNESS my hand and official seal at office, this 10th day of May, 2018.

NOTARY PUBLIC

My commission expires: 01/18/2019

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The actual consideration or value, whichever is greater, for this transfer is **$1,750,000.00.**

AFFIANT

Sworn to and subscribed to before me this the 18 day of May, 2018.

NOTARY PUBLIC

My commission expires:

SUSAN HARVILLE
NOTARY PUBLIC
TENNESSEE
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

MAP & PARCEL: 06900006300

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 No. 201208030069128, Register's Office for 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 No. 201103030017282 RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being a found 3/4" 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 deg. 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 feet, a central angle of 02 deg. 39'29", and having a chord bearing and distance of South 66 deg. 58' 47" East 135.22 feet to a concrete monument; thence leaving the southern ROW line of said CSX Transportation with the westerly ROW line of said Briley Parkway, South 12 deg. 05' 48" East 363.86 feet to a concrete monument; thence South 12 deg. 05' 02" East 194.41 feet to a concrete monument; thence South 12 deg. 20' 45" East 164.13 feet to a concrete monument; thence South 21 deg. 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 deg. 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 deg. 11' 19" West 310.51 feet to a found iron rod with "Chapdelaine" cap; thence North 80 deg. 32' 56" West 506.75 feet to a found concrete monument; thence with the eastern boundary line of said Waste Manament, Inc. of Tennessee, North 05 deg. 27' 12" East 1073.62 feet to a set point; thence North 05 deg. 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 Ave South, Nashville, TN 37212, Robert M. Searson, RLS No. 1666, dated 3-23-2018; Project No. 414316022H.