Karen Y Johnson Davidson County
Batch# 158095 DEEDWARRSP
11/09/2018 12:16:30 PM 7 pgs
Fees: $38.00 Taxes: $2,405.00
20181109-0111080

FROM: **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**, a municipal corporation and political subdivision of the State of Tennessee

TO: **HTI MEMORIAL HOSPITAL CORPORATION**, a Tennessee corporation

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
One Park Plaza	Same as New Owner	05100002200
Nashville, TN 37203		
Attn: Tax Dept.		

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, LLP, 511 Union Street, Suite 2700, Nashville, TN 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.

Affiant

Subscribed and sworn to before me, this the 2 day of November, 2018.

NOTARY PUBLIC

My Commission Expires: January 3, 2022

HELEN W. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**, a municipal corporation and political subdivision of the State of Tennessee, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **HTI MEMORIAL HOSPITAL CORPORATION**, a Tennessee corporation, hereinafter called the GRANTEE, its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Real Property"), to wit:

SEE **EXHIBIT** A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

This is unimproved property with an address of 801 Old Due West Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD the Real Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns forever, subject only to (a) any and all encumbrances, covenants, conditions, restrictions, easements and matters that are of record in the Register's Office for Davidson County, Tennessee that may affect the Real Property, and (b) the restrictions described on **EXHIBIT B** attached hereto and incorporated herein (collectively, the "Permitted Encumbrances").

4816-9057-7017.3

GRANTOR further covenants and binds itself and its representatives, heirs and assigns to warrant specially and forever defend the title to the Real Property to GRANTEE, its successors or assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Encumbrances), but not further or otherwise.

GRANTOR further grants and conveys to GRANTEE the drainage easement described in **EXHIBIT C** attached hereto and incorporated herein, which drainage easement shall be appurtenant to the Real Property conveyed by this Special Warranty Deed.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 12 day of November, 2018.

GRANTOR:

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, a municipal corporation and political subdivision of the State of Tennessee

By: Steve Berry
Print Name: Steve Berry
Print Title Director, Public Property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Steve Berry, with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the Public Property Director of **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**, a municipal corporation and political subdivision of the State of Tennessee, the within named bargainor, and that he/she as such Director of Public Property, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the municipal corporation by the said Steve Berry as such Director of Public Property.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 7th day of November, 2018.

Kamilia Lockhart
NOTARY PUBLIC

My Commission Expires: 3/10/19

KAMILIA LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A
(To Special Warranty Deed)

Legal Description of the Real Property

A tract of land situated in the 11th Civil District of Nashville, Davidson County, Tennessee, being a portion of Parcel 22.00 on Davidson County Tax Map 51 and being more particularly described as follows:

Commencing at a mag nail (found) at the intersection of the southerly right of way margin of Old Due West Avenue (50') and the easterly right of way of Skyline Memorial Court (60'), said point is the northeasterly corner of the Final Plat for Right of Way Dedication - Nashville/Music City Land Fund, L.P. Subdivision of record in Plat Book 8250 Page 937 in the Register's Office of Davidson County (R.O.D.C.) and the north westerly corner of the Metro Government PW Public Works property of record in Deed Book 3702 Page 609, (R.O.D.C.).
Thence, with the easterly right of way line of said Plat South 06°49'30" West, a distance of 199.11 feet to an iron rod (set) and the Point of Beginning for the herein described tract;
Thence, leaving the right of way of Skyline Memorial Court and severing said Public Works property with new lines of division the following eight (8) calls:
Thence, South 82°26'35" East, a distance of 269.28 feet to an iron rod (set);
Thence, South 01°14'26" East, a distance of 409.00 feet to an iron rod (set);
Thence, South 90°00'00" East, a distance of 330.08 feet to an iron rod (set);
Thence, South 00°00'00" East, a distance of 58.51 feet to an iron rod (set);
Thence, South 53°33'09" West, a distance of 162.02 feet to an iron rod (set);
Thence, South 35°07'23" West, a distance of 75.74 feet to an iron rod (set);
Thence, South 15°53'31" West, a distance of 35.43 feet to an iron rod (set);
Thence, South 88°27'02" West, a distance of 35.46 feet to an iron rod (found) also being the northeast corner of the HTI Memorial Hospital Corporation property, Tract III, as described in Instrument Number 20081230-0123555, (R.O.D.C.);
Thence, with the common line of Tract III and the Public Works property the following six (6) calls:
Thence, South 88°27'02" West, a distance of 40.79 feet to a metal nail (found) in the grass;
Thence, North 58°48'39" West, a distance of 55.72 feet to an iron rod (set);
Thence, North 30°44'57" West, a distance of 169.04 feet to a metal nail (found) in the grass;
Thence, South 54°45'07" West, a distance of 88.43 feet to a metal (found) nail in the grass;
Thence, South 59°48'14" West, a distance of 128.47 feet to a metal nail (found) in the grass;
Thence, North 76°43'38" West, a distance of 104.05 feet to a metal nail in the grass also being in the northwest corner of said Tract III and in the common property line of the Nashville/Music City Land Fund, L.P. property of record in Deed Book 7356 Page 156, (R.O.D.C.) and the Metro Government PW Public Works property of record in Deed Book 3702 Page 609;
Thence with said line, North 05°54'11" East, a distance of 61.89 feet to an iron rod (set) also being a common corner between Nashville/Music City Land Fund, L.P. property of record in Deed Book 7356 Page 156, and the southerly corner of the Final Plat for Right of Way Dedication - Nashville/Music City Land Fund, L.P. Subdivision of record in Plat Book 8250 Page 937;
Thence, leaving said property and with the southeasterly line of Skyline Memorial Court (60') and being a common line with the Metro Government PW Public Works property of record in Deed Book 3702 Page 609, North 06°49'30" East, a distance of 557.18 feet to the Point of Beginning and containing 237,801 square feet or 5.46 acres, more or less.

Being part of the same property conveyed to Davidson County, Tennessee from Louise McNeil Vann of record in the Register's Office for Davidson County in Deed Book 3702, page 609.

Exhibit B
(To Special Warranty Deed)

Restrictions

No building, improvement, tree or landscaping located on the Real Property (as defined in this Special Warranty Deed) shall be permitted to cast a shadow on the Solar Property (as hereinafter defined) greater than the shadow cast by a vertical hypothetical wall five (5) feet high located along any boundary line of the Solar Property, daily between the hours of 5:00 AM and 8:30 PM Central Standard Time.

The "Solar Property" shall mean that portion of the following described tract of land which is improved with solar panels/equipment as of the date this Special Warranty Deed is recorded in the Register's Office for Davidson County, Tennessee:

A tract of land situated in the 11th Civil District of Nashville, Davidson County, Tennessee. Being a portion of Parcel 22.00 on Davidson County Tax Map 51 and being more particularly described as follows:

Beginning at a mag nail (found) at the intersection of the southerly right of way margin of Old Due West Avenue (50') and the easterly right of way of Skyline Memorial Court (60'), said point is the northeasterly corner of the Final Plat for Right of Way Dedication – Nashville/Music City Land Fund, L.P. Subdivision of record in Plat Book 8250 page 937 in the Register's Office of Davidson County (R.O.D.C.) and the northwesterly corner of the Metro Government PW Public Works property of record in Deed Book 3702 page 609, (R.O.D.C.).

Thence, with the southerly right of way margin of Old Due West Avenue the following ten (10) calls:

With a curve to the left, having a radius of 550.00 feet, a central angle of 11°52'22", an arc length of 113.97 feet and a chord which bears South 66°44'25" East a distance of 113.77 feet to an iron rod (set);

Thence, South 72°40'36" East a distance of 193.04 feet to an iron rod (set);

Thence, with a curve to the left, having a radius of 190.00 feet, a central angle of 93°56'10", an arc length of 311.50 feet and a chord which bears North 60°21'18" East a distance of 277.77 feet to an iron rod (set);

Thence, North 13°23'13" East a distance of 85.28 feet to an iron rod (set);

Thence, North 05°40'18" East a distance of 144.96 feet to an iron rod (set);

Thence, with a curve to the right, having a radius of 40.00 feet, a central angle of 105°01'46", an arc length of 73.32 feet and a chord which bears North 58°11'12" East a distance of 63.48 feet to an iron rod (set);

Thence, South 69°17'55" East a distance of 417.31 feet to an iron rod (set);

Thence, with a curve to the left, having a radius of 236.34 feet, a central angle of 47°59'58", an arc length of 197.99 feet and a chord which bears North 87°14'23" East a distance of 192.25 feet to an iron rod (set);

Thence, North 63°14'24" East a distance of 282.39 feet to an iron rod (set);

Thence, with a curve to the left, having a radius of 354.29 feet, a central angle of 13°21'05", an arc length of 82.56 feet and a chord which bears North 56°33'54" East a distance of 82.37 to an iron rod (found), said iron rod is the northeast corner of the herein described tract and the northwest corner of Due West Subdivision of record in Plat Book 8250 page 989, (R.O.D.C.);

Thence, leaving said right of way margin and with the common line between the herein described tract and said subdivision the following two (2) calls:

South 05°48'56" West a distance of 252.79 feet to an iron rod (found);

Thence, South 06°33'32" West a distance of 309.93 feet to an iron rod (set) in the northwesterly right of way margin of Interstate 65, TDOT Project number IM-65-3(100)87, sheet 14;

Thence, with said right of way the following seven (7) calls:

With a curve to the right, having a radius of 2772.29 feet, a central angle of 3°10'30", an arc length of 153.62 feet and a chord which bears South 42°13'43" West a distance of 153.60 feet to an iron rod (set);

Thence, North 46°11'02" West a distance of 30.00 feet to an iron rod (set);

Thence, South 43°48'58" West a distance of 358.32 feet to an iron rod (set);

Thence, South 43°55'39" East a distance of 20.00 feet to an iron rod (set);

Thence, South 46°01'03" West a distance of 586.19 feet to an iron rod (set);

Thence, South 51°42'17" West a distance of 227.83 feet to an iron rod (set);

Thence, South 58°40'08" West a distance of 225.75 feet to an iron rod (found), RLS cap number 1966, being the southeast corner of the HTI Memorial Hospital Corporation property, Tract III, as described in Instrument number 20081230-0123555, (R.O.D.C.) and the southerly most corner of the herein described tract;

Thence, leaving said right of way and with the common line between the herein described tract and said Tract III, North 08°32'38" East a distance of 371.39 feet to an iron rod (found), being the northeast corner of said Tract III and the southwesterly corner of the herein described tract;

Thence, leaving said Tract III and severing the Metro Government PW Public Works property of record in deed book 3702 page 609, (R.O.D.C.) with new lines of division the following six (6) calls:

North 70°43'36" East, a distance of 90.58 feet to an iron rod (set);

Thence, North 50°49'38" East, a distance of 172.27 feet to an iron rod (set);

Thence, North 00°00'00" East, a distance of 113.03 feet to an iron rod (set);

Thence, North 90°00'00" West, a distance of 330.08 feet to an iron rod (set);

Thence, North 01°14'26" West, a distance of 409.00 feet to an iron rod (set);

Thence, North 82°26'35" West, a distance of 269.28 feet to an iron rod (set) in the easterly right of way margin of Skyline Memorial Court (60'), on the Final Plat for Right of Way Dedication – Nashville/Music City Land Fund, L.P. Subdivision of record in Plat Book 8250 page 937;

Thence, with said easterly right of way margin North 06°49'30" East, a distance of 199.11 feet to the Point of Beginning and containing 1,101,284 square feet or 25.28 acres, more or less.

Being part of the same property conveyed to Davidson County, Tennessee from Louise McNeil Vann of record in Deed Book 3702 page 609, (R.O.D.C.)

Exhibit C
(To Special Warranty Deed)

Drainage Easement

GRANTOR grants, conveys and transfers to GRANTEE an appurtenant, perpetual, non-exclusive easement (20 feet in width) over, under and through the following described land (the "Easement Area") for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility and appurtenant work in any part of the Easement Area, including the right to clean, repair, replace and care for the drainage facilities, and for any reconstruction and future expansion of such improvements within the Easement Area permitting storm water to drain into the retention pond that is contiguous with the Easement Area, together with the right of access to the Easement Area and over the Easement Area for such purposes.

The "Easement Area" shall mean the land described as follows:

Being a Permanent Drainage Easement (20 feet wide), situated in the 11th Civil District of Nashville, Davidson County, Tennessee and a portion of parcel 22.00 on Davidson County Tax Map 51 with the center line being more particularly described as follows:

Commencing at a ½" rod (found) with no cap and being at the northeast corner of the HTI Memorial Hospital Corporation property, of record in Instrument Number 20081230012355 (Tract III), Register's Office of Davidson County (R.O.D.C.) and being a southwest corner of the Metro Gov't Public Works property, of record in Deed Book 3702 Page 609 (R.O.D.C);

Thence, North 73°24'41" East a distance of 40.10 feet across said Public Works property to the True Point of Beginning;

Thence, South 80°41'54" East a distance of 89.50 feet to the westerly edge of an existing pond, said easement is 10 feet on either side of described line and contains 1,846 square feet or 0.04 acres, more or less.

Being part of the same property conveyed to Davidson County, Tennessee from Louise McNeil Vann of record in the Register's Office for Davidson County in Deed Book 3702, page 609.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

