Karen Johnson Davidson County
Batch# 231127 DEEDWARR
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Fees: $27.00 Taxes: $0.00
20190516-0046448

WARRANTY DEED

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

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #s
The Metropolitan Government of Nashville and Davidson County, Tennessee P.O. Box 196300 Nashville, TN 37219	EXEMPT	085-00-0-123.00 and 085-07-0-026.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the GEORGE R. ADAMS, JR., TRUSTEE OF THE CHARLIE R. SMITH AND MARLENE J. SMITH REVOCABLE TRUST, DATED JANUARY 25, 2012, and THE CHARLIE R. SMITH FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Tract One:

Being Lot No. 248 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, Pages 83 and 84, Register's Office for said County.

Said Lot No. 248 fronts 113.79 feet on the Easterly side of Downeymeade Drive and runs back between lines, 225.74 feet on the North line and 243 feet on the South line to a dead line in the rear on which it measures 152.5 feet.

Being the same property conveyed by Warranty Deed from John Smotherman, Kara Smotherman and Vickey Smotherman as Guardian of the Estate of Wesley Ray Smotherman and Vickey Smotherman as Guardian of the Estate of Noah Michael Smotherman to Charlie R. Smith, married, as recorded on the 11th day of April, 2011 in Instrument No. 20110411-0027837 and Quitclaim Deed from Charlie R. Smith, married to Charlie R. Smith and Marlene J. Smith and their successors in trust, as Trustees of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012, as recorded on the 7th day of February, 2012 in Instrument No. 20120207-0011113, in the Register's Office of Davidson County, Tennessee.

Tract Two:

Tract Two:
Being a tract of land in the Fourteenth Civil District of Davidson County, Tennessee, and located on the North margin of Lebanon Pike, East of Downeymeade Drive and being more particularly described as follows:

Beginning an iron pin located at the intersection of the North margin of Lebanon Pike and the East margin of Downeymeade Drive; thence with the East margin of Downeymeade Drive N 47-06-00 W A distance of (ADO) 51.27 feet to a point at the beginning of a curve to the right; thence with the curve, (said curve having a radius of 221.64 feet, a chord bearing of N 30-07-08 W, a chord length of 128.26 feet and a delta angle of 33-38-14) a curve length of 130.12 feet to a point; thence continuing with the East margin of Downeymeade Drive N 13-18-00 W a distance of 107.14 to a monument at the Southwest corner of Lot 248 of Section 4 of Stanford Country Club Estates as

evidenced in Book 2900, Page 85 in the Register's Office of Davidson County, Tennessee (RODC); thence with Stanford Country Club Estates the following 16 calls, N 76-42-00 E a distance of 243.00 feet to a monument, thence N 23-22-00 W a distance of 377.35 feet to a monument; thence N 52-13-00 E a distance of 110.82 feet to a monument; thence N 28-41-00 E a distance of 325.29 feet to a monument; thence N 25-28-13 W a distance of 166.19 feet to a monument; thence N 65-01-00 W a distance of 193.44 feet to a monument; thence S 74-35-00 W a distance of 139.27 feet to a monument; thence S 43-07-00 W a distance of 412.15 feet to a monument; thence N 37-18-00 W a distance of 107.63 feet to a monument; thence N 01-06-41 W a distance of 69.68 feet to a monument; thence N 28-04-00 E a distance of 174.21 feet to a monument; N 16-55-00 W a distance of 125.62 feet to a monument; thence N 45-23-00 W a distance of 233.67 feet to a monument; thence S 54-07-00 W a distance of 187.76 feet to a monument; thence S 89-04-00 N a distance of 244.04 feet to a monument; thence S 47-11-00 W a distance of 190.00 feet to an iron pin, said pin being the Southeast corner to the Donelson Civitan Foundation, Inc.; thence N 27-31-00 W, passing an iron pin at 595.06, a total distance of 665.06 feet to a point in the low water line of the Stones River; thence leaving the Donelson Civitan Foundation and with said low water line the following 25 calls, N 87-45-44 E a distance of 325.00 feet to a point; thence S 86-58-59 E a distance of 465.00 feet to a point; thence S 89-27-05 E a distance of 250.00 feet to a point; thence N 85-28-44 E a distance of 90.00 feet to a point; thence N 81-24-39 E a distance of 70.00 feet to a point; thence S 87-54-15 E a distance of 70.00 feet to a point; thence N 83-34-05 E a distance of 80.00 feet to a point; thence S 86-55-18 E a distance of 140.00 feet to a point; thence N 86-06-27 E a distance of 100.00 feet to a point; thence S 79-42-43 E a distance of 75.00 feet to a point; thence S 89-35-49 E a distance of 130.00 feet to a point; thence S 83-01-25 E a distance of 170.00 feet to a point; thence S 79-53-40 E a distance of 190.00 feet to a point; thence S 88-53-42 E a distance of 130.00 feet to a point; thence S 86-24-24 E a distance of 225.00 feet to a point; thence S 84-52-07 E a distance of 275.00 feet to a point; thence S 89-01-37 E a distance of 65.00 feet to a point; thence S 84-22-19 E a distance of 55.00 feet to a point; thence N 80-09-05 E a distance of 55.00 feet to a point; thence S 76-17-43 E a distance of 60.00 feet to a point; thence N 80-27-32 E a distance of 270.00 feet to a point; thence N 87-31-15 E a distance of 75.00 feet to a point; thence S 88-39-33 E a distance of 110.00 feet to a point; thence S 80-00-00 E a distance of 115.00 feet to a point; thence S 65-33-39 E a distance of 164.00 feet to a point, said point being the intersection of the low water line of the Stones River and the Northerly margin of Lebanon Pike; thence with the North margin of Lebanon Pike the following 16 calls, S 68-11-00 W a distance of 227.67 feet to a monument; thence N 45-23-26 W a distance of 42.00 feet to a monument; thence S 71-31-57 W a distance of 348.00 feet to a monument; thence N 75-38-14 W a distance of 125.33 feet to a monument; thence S 76-54-08 W a distance of 149.12 feet to a monument; thence S 25-52-31 W a distance of 231.24 feet to a monument at the beginning of a curve to the left; thence with the curve, (said curve having a radius of 2979.79 feet, a chord bearing of S 54-00-49 W, a chord length of 441.66 feet and a delta angle of 08-30-00) a curve length of 442.07 feet to a monument; thence continuing with the North margin of Lebanon Pike, S 24-48-19 W a distance of 110.71 feet to a monument; thence S 45-46-31 W a distance of 235.26 feet to a point; thence S 43-05-00 W a distance of 194.50 feet to a point; thence N 46-55-00 W a distance of 5.00 feet to a point; thence S 43-05-00 W a distance of 300.00 feet to a point; thence S 46-55-00 E a distance of 10.00 feet to a point; thence S 43-05-00 W a distance of 400.00 feet to a point; thence S 46-55-00 E a distance of 5.00 feet to a point; thence S 43-05-00 W a distance of 171.37 feet to an iron pin, the point of beginning, containing 52.738 acres, more or less.

Being the same property conveyed by Special Warranty Deed from Resolution Trust Corporation, as Receiver of Meritbanc Savings Association, a Texas Savings and Loan Association to Charles R. Smith, as recorded on the 29th day of January, 1992 in Deed Book 8537, Page 515 and Quitclaim Deed from Charlie R. Smith, also known as Charles R. Smith to The Charlie R. Smith Family Limited Partnership, a Tennessee limited partnership, as recorded on the 11th day of August, 2000 in Instrument No. 200008110079748, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR hereby covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR hereby further covenants and binds heself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS our hands on May 16, 2019.

George R. Adams, Jr.
Trustee of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012

Charlie R. Smith Family Limited Partnership:

By: **Charlie R. Smith and Marlene J. Smith Revocable Trust, dat4ed January 25, 2012**
General Partner

By:
George R. Adams, Jr.
Trustee of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012

By:
Linda Bowers Smith Bowers SB
Limited Partner

Stephen S. Englert, in his capacity as Executor of the Estate of Charlie R. Smith, deceased, joins in the execution of this instrument for the purpose of conveying the interest of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

Stephen S. Englert, executor
Stephen S. Englert
Executor of the Estate of Charlie R. Smith

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, George R. Adams, Jr., with whom I am personally acquainted or proved himself to be, and who, acknowledged that he executed the within instrument by signing for the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012, by himself as Trustee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of May, 2019.

NOTARY PUBLIC

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21

[Notary acknowledgments continue on the following page.]

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, George R. Adams, Jr., with whom I am personally acquainted or proved himself to be, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Trustee of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2019, which is General Partner of the Charlie R. Smith Family Partnership and is authorized by the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012, and the Charlie R. Smith Family Limited Partnership to execute this instrument on behalf of the Charlie R. Smith Family Limited Partnership.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of May, 2019.

NOTARY PUBLIC

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09-07-21

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Linda Smith Bowers, with whom I am personally acquainted or proved herself to be, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is limited partner of the Charlie R. Smith Family Partnership and is authorized by the Charlie R. Smith Family Limited Partnership to execute this instrument on behalf of the Charlie R. Smith Family Limited Partnership in her capacity as limited partner.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of May, 2019.

NOTARY PUBLIC

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09-07-21

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Stephen S. Englert, Executor of the Estate of Charlie R. Smith, with whom I am personally acquainted or proved herself to be, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14th day of May, 2019.

NOTARY PUBLIC

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09-07-21

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