Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Tennessee Parks & Greenways Foundation 117 30th Avenue South Nashville, Tennessee 37212	Tax Map and Parcel 14200028000	SAME AS NEW OWNER
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

FOR AND IN CONSIDERATION of a donation in fee and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **LINDA B. MAUK, n/k/a LINDA B. ROACH, unmarried, AND BRANSTETTER LEGACY PARTNERS, LLC, a Tennessee limited liability company** ("Grantors") have bargained and sold, and by these presents do hereby transfer and convey to **TENNESSEE PARKS AND GREENWAYS FOUNDATION, a Tennessee non-profit corporation** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

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.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property located at 2940 Old Hickory Boulevard, Nashville, Davidson County, Tennessee 37221.

Karen Johnson Davidson County
Batch# 232494 **DEEDWARR**
05/21/2019 09:27:50 AM 5 pgs
Fees: $28.00 Taxes: $2,405.00

20190521-0047754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The fair market value of the property is $650,000.00

Affiant

Subscribed and sworn to before me this 17 day of May, 2019.

Notary Public

My Commission expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Witness, this the 10th day of May, 2019.

LINDA B. MAUK n/k/a LINDA B. ROACH

STATE OF Kentucky)
COUNTY OF Fayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda B. Mauk n/k/a Linda B. Roach,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 10th day of May, 2019.

ANDREW SATORNINO
Notary Public
Kentucky - State at Large
My Commission Expires Oct 7, 2019

Notary Public
KY ID: 543465
My Commission Expires: 10/07/2019

Witness, this the 14th day of May, 2019.

BRANSTETTER LEGACY PARTNERS, LLC, a Tennessee limited liability company

Kay B. Johnson

By: Kay B. Johnson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged to me that **Kay B. Johnson** is President of the Branstetter Legacy Partners, LLC, a member-managed Tennessee Limited Liability Company, and that she, being authorized so to do, executed the within instrument by signing her name as such President.

Witness my hand and official seal on this the 14th day of May, 2019.

Amy S. Oliver

Notary Public

My Commission Expires: 6.21.22



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Reserved Parcel, Bellevue Valley Plaza, a Planned Unit Development of record in Plat Book 7900, Page 439, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED, is the 1.44 acre tract as conveyed in Instrument No. 20050404-0035946, in said Register's Office.

ALSO CONVEYED herewith is an Easement for Ingress and Egress as granted in Instrument No. 20050324-0031901.

Being a portion of the same property conveyed to Cecil D. Branstetter, Trustee by General Warranty deed from Mike Clark Development Company, a Tennessee General Partnership of record in Book 9019, page 747, Register's Office for Davidson County, Tennessee, dated July 16, 1993 and recorded on July 20, 1993.

Being a portion of the same property conveyed to Linda B. Mauk, a 1/2 undivided interest by Warranty deed from Cecil D. Branstetter, Trustee of record in Book 9596, page 798 Register's Office for Davidson County, Tennessee, dated February 06, 1995 and recorded on February 16, 1995.

The said Cecil D. Branstetter having since died on May 07, 2014.

Being the same property conveyed to C. Dewey Branstetter, Jr. and Jane B. Stranch, as Co-Trustees of Cecil D. Branstetter Revocable Trust by Executor's Quitclaim deed from C. Dewey Branstetter, Jr. and Jane B. Stranch, as Executors of the Estate of Cecil D. Branstetter of record in Instrument No. 20180508-0044129 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 08, 2018.

Being the same property conveyed to C. Dewey Branstetter, Jr. and Jane B. Stranch, Co-Trustees of the Cecil D. Branstetter GST-Exempt Family Trust by Quitclaim deed from C. Dewey Branstetter, Jr. and Jane B. Stranch, as Co-Trustees of Cecil D. Branstetter Revocable Trust of record in Instrument No. 20180508-0044156 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 08, 2018.

Being a portion of the same property conveyed to Branstetter Legacy Partners, LLC, a Tennessee limited liability company by Quitclaim deed from Cecil D. Branstetter GST-Exempt Family Trust of record in Instrument No. 20180508-0044183 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 08, 2018.

Linda B. Mauk n/k/a Linda B. Roach is one and the same person as Linda Branstetter Roach.

Being also known as 2940 Old Hickory Boulevard Nashville, Tennessee 37221.

Exhibit B
Permitted Encumbrances

1. Taxes for the year 2019 and subsequent years which is an encumbrance on subject property.
2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 439, which voids, vacates and super cedes Plat Book 6250, Page 271, in the Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Book 6445, Page 124, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Easements and Restrictions of record in Book 6457, Page 802, amended by Book 6577, Page 224 and Book 6845, Page 138, in the Register's Office for Davidson County, Tennessee.
5. Easement Deed to Bellevue Valley Plaza, LP of record in Book 8061, Page 811, in the Register's Office for Davidson County, Tennessee.
6. Agreements for Dedication of Easement for Sanitary Sewers of record in Book 4774, Page 517, Book 4774, Page 520, Book 4774, Page 523 and Book 4774, Page 526, in the Register's Office for Davidson County, Tennessee.
7. Subject to terms and conditions set forth, including Easements in Conditional Contract to Purchase Real Estate in Instrument No. 20160608-0057985, in the Register's Office for Davidson County, Tennessee.
8. Easement Agreement of record in Instrument No. 20050324-0031901, in the Register's Office for Davidson County, Tennessee.
9. Grant of Overhead Line Easement of record in Book 7173, Page 325, in the Register's Office for Davidson County, Tennessee.
10. Joint Access Easement over the Entrances and Drives of Tax Map 142/279 for Utilities, Ingress and Egress as reserved in of record in Book 10874, Page 191 was released by Instrument No. 20160401-0031182, in the Register's Office for Davidson County, Tennessee.