SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $4,100,000.00

Affiant

Subscribed and sworn to me on 5/21/19

NOTARY PUBLIC

My Commission Expires:

BRENDA REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires March 7, 2020

Karen Johnson Davidson County
Batch# 233289 DEEDWARRSP
05/22/2019 03:10:30 PM 6 pgs
Fees: $33.00 Taxes: $15,170.00
20190522-0048593

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joe C. Davis Foundation 104 Woodmont Blvd., #310 Nashville, TN 37205	Same as New Owner	10214000100

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto the TRUSTEES OF THE JOE C. DAVIS FOUNDATION, ESTABLISHED UNDER THE JOE C. DAVIS FOUNDATION DECLARATION OF TRUST, DATED DECEMBER 23, 1976, as amended, hereinafter called "GRANTEE," its successors and assigns, all of GRANTOR'S right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

The conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those permitted encumbrances set forth on EXHIBIT B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the GRANTEE, GRANTEE's successors and assigns, forever.

This is improved property known as 1015 Davidson Drive, Nashville, TN 37205.

GRANTOR covenants that the Property is free from all encumbrances made or suffered by GRANTOR except to the extent otherwise set forth herein. Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but no further or otherwise.

WITNESS our hand on May 21, 2019.

The Metropolitan Government of Nashville and Davidson County, Tennessee

Kim McDoniel
Interim Director of Public Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of May, 2019, before me, the undersigned Notary Public, personally appeared **Kim McDoniel**, known to me (or proved to me on the basis of satisfactory evidence), to be Interim Director of Public Property for the **Metropolitan Government of Nashville and Davidson County, Tennessee**, and who acknowledged that, she, being duly authorized, executed the foregoing instrument for the **Metropolitan Government of Nashville and Davidson County, Tennessee** in her capacity as Interim Director of Public Property.

Witness my hand and official seal, this 21 day of May, 2019.

Notary Public
My Commission Expires: ~~My Commission Expires:~~ August 4 2020

ANGELA D. DOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-4-2020

EXHIBIT A
The Property

A tract of land situated in the 22nd Councilmanic District of Nashville, Davidson County, Tennessee, being all of parcel 1.00 on Davidson County Tax Map 102-14 and being more particularly described as follows:

Beginning at a ½" iron rod (found) with a Volunteer cap in the southerly right of way margin of Charlotte Pike (R/W varies), said iron rod is at the southwesterly intersection with Davidson Drive;

Thence, with a curve to the right, having a radius of 50.00 feet, a central angle of 89 deg. 55'11", an arc length of 78.47 feet and a chord which bears south 58 deg. 06'59" East a distance of 70.66 feet to a ½" iron rod (found) with a Volunteer cap being in the westerly right of way margin of Davidson Drive (R/W varies);

Thence, continuing with said right of way margin the following five (5) calls:

South 13 deg. 07'59" East a distance of 25.00 feet to an iron rod (set), being the beginning of a non-tangent curve to the right;

Thence, with a non-tangent curve to the right, having a radius of 891.70 feet, a central angle of 21 deg. 58'18", an arc length of 341.95 feet and a chord which bears South 2 deg. 28'33" East a distance of 339.86 feet to a ½" iron rod (found) with a Volunteer cap;

Thence, South 8 deg. 10'52" West a distance of 103.11 feet to a ½" iron rod (found) with a Volunteer cap;

Thence, North 81 deg. 26'25" West a distance of 10.00 feet to an iron rod (set);

Thence, South 8 deg 06'58" West a distance of 174.19 feet to a concrete highway monument (found);

Thence, South 05 deg. 37'42" East a distance of 112.74 feet to a concrete highway monument (found), being the northwesterly right of way intersection of Davidson Drive and Hapwood Drive;

Thence, leaving Davidson Drive and with the northerly right of way margin of Hapwood Drive (R/W varies) the following two (2) calls:

South 70 deg. 29'12" West a distance of 420.06 feet to a concrete highway monument (found), being the beginning of a non-tangent curve to the left;

Thence, with a non-tangent curve to the left have a radius of 1185.34 feet, a central angle of 02 deg. 32'44", an arc length of 52.66 feet and a chord which bears South 69 deg. 43'19" West a distance of 52.66 feet to a ½" iron rod (found) with a Ragan Smith cap, being the southwesterly-most corner of the herein described tract and in the common line of Lot 1 of the Consolidation of Crescent Nashville West, LLC Plat, as recorded in Instrument No. 20181204-0118350, Register's Office for Davidson County, Tennessee, (R.O.D.C.);

Thence, with said plat the following four (4) calls:

North 04 deg. 57'48" East a distance of 208.80 feet to a ½" iron rod (found) with no cap;

Thence, North 28 deg. 34'01" West a distance of 127.75 feet to a ½" iron rod (found) with no cap;

Thence, North 03 deg. 45'55" East a distance of 267.62 feet to a ½" iron rod (found) with a Ragan Smith cap;

Thence, North 19 deg. 00'41" West a distance of 250.70 feet to a ½" iron rod (found) with a Ragan Smith cap, being in the southerly right of way margin of Charlotte Pike (R/W varies) and the northeast corner of the herein described tract;

Thence, leaving said plat and with the southerly right of way margin of Charlotte Pike the following two (2) calls:

With a non-tangent curve to the right, having a radius of 1392.40 feet, a central angle of 02 deg. 28'37", an arc length of 60.19 feet and a chord which bears North 75 deg. 43'21" East a distance of 60.19 feet to a concrete highway monument (found);

Thence, North 76 deg. 48'50" East a distance of 464.08 feet to the Point of Beginning and containing 409,766 square feet or 9.41 acres, more or less.

Being a portion of the same property conveyed to the Davidson County Board of Education from Carl Siegrist, Clarence Siegrist, Oscar Siegrist, William Siegrist and Minnie Siegrist, as recorded in Deed Book 2694, page 17, R.O.D.C.

Being further one of the Davidson County Board of Education properties falling under Section 9.14 of the Charter of the Metropolitan Government of Nashville and Davidson County, Tennessee, which provides: "All school property heretofore belonging to the County of Davidson and all school property belong to the City of Nashville shall belong to the Metropolitan Government of Nashville and Davidson County for the use and benefit of the board of education." On December 14, 2018 the Minutes of the Metropolitan School Board of Public Education show that the board voted to declare the subject property as a surplus property for sale. In accordance with the provisions of Section 9.14 of the Charter of the Metropolitan Government

of Nashville and Davidson County, Tennessee, Bill BL2019-1478 was passed on third reading by the Council of the Metropolitan Government of Nashville and Davidson County on February 19, 2019 and signed by Mayor David Briley on February 20, 2019, declaring the subject property surplus and authorizing and directing "the Director of Public Property or his designee to dispose of the Property in accordance with the Standard Rules and Regulations for the disposition of surplus property."

EXHIBIT B

Permitted Encumbrances

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Right-of way of Davidson Drive as it affects the subject property.

3. All matters appearing on the ALTA/NSPS Survey of 1015 Davidson Drive – Brookmeade, by Daniel A. Curry, TN R.L.S. No. 2964, Collier Engineering, Inc., dated May 10, 2019 as revised May 13, 2019 and May 16, 2019.

4. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAVIDSON SUBDIVISION, as recorded in Plat Book 843, Page(s) 35, Register's Office for Davidson County, Tennessee.

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

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)