WARRANTY DEED

Karen Johnson Davidson County
Batch# 276427 DEEDWARR
08/26/2019 12:54:30 PM 6 pgs
Fees: $33.00 Taxes: $821.40
20190826-0085677

File No. LG0005443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry L. Walker	New Owner	
(NAME) 1305 Clinton St. Ste 100	(NAME)	P/O 093-02-0-053.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry L. Walker,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE "EXHIBIT A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Easements reserved for Grantor, its successors and assigns attached hereto as Exhibit B and Exhibit C, (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for 2019 and thereafter, which shall be assumed by the Grantee herein; and (4) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 414 Gay Street, Nashville, TN 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 23rd day of August, 2019.

The Metropolitan Gov't of Nashville & Davidson County, by and through the Electric Power Board

By: Robert R. Campbell, Jr., Chair

Approved as to Form & Legality:

By: _____
General Counsel

Date: 8-22-19

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Robert R. Campbell, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be currently acting Board Chair of the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, the within named bargainor, and that he as such Chair, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Chair.

Witness my hand this 23rd day of August, 2019.

Pamela K. Brisendine
Notary Public

My commission expires: 9.7.21



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT A

BEING a Parcel of Land situated in Nashville, Davidson County, Tennessee and lying generally north of James Robertson Parkway, bounded on the west by the easterly margin of Gay Street, bounded on the north by the Metro Government Property, as of record in Deed Book 3848, Page 840 in the Register' s Office of Davidson County, Tennessee-(R.O.D.C.,TN), bounded on the east by the Cumberland River, bounded on the south by the Metro Government Property, as of record in Deed Book 4196, Page 373-(R.O.D.C.,TN), and being more particularly described as follows:

Beginning at an Iron Rod (Set) in the easterly margin of Gay Street, said Iron Rod (Set) being located approximately 86.2' southeasterly of the intersection of the easterly margin of First Avenue North, and the northeasterly margin of Gay Street, said Iron Rod (Set) being further identified as the southwest corner of the Metro Government Property, as of record in Deed Book 3848, Page -(R.O.D.C.,TN), and also being identified as the Northwest corner of the property being described herein;

Thence, leaving the easterly margin of Gay Street with a common line with the Metro Government Property, as of record in Deed Book 3848, Page 840 -(R.O.D.C.,TN), N 63deg 46' 48"E, passing a Witness Iron Rod (Set) at 67.0', and continuing for a total distance of 139.75' to a point in the Low Water Line of the Cumberland River, said point being the southeast corner of the Metro Government Property, as of record in Deed Book 3848, Page 840-(R.O.D.C.,TN), and the northeast corner of the Property described herein;

Thence, following the Low Water Line of the Cumberland River, S 22 deg 41' 38" E, 162.59' to a point, said point being the northeast corner of the Metro Government Property, as of record in Deed Book 4196, Page 373-(R.O.D.C.,TN);

Thence, leaving the Low Water Line of the Cumberland River with a common line with the Metro Government Property, as of record in Deed Book 4196, Page 373-(R.O.D.C.,TN), S 63 deg 46' 48" W, passing a Witness Iron Rod (Set) at 74.02', and continuing for a total distance of 103.02' to an Iron Rod (Set) at a Rock Wall, said Iron Rod (Set) being the northwest corner of the Metro Government Property, as of record in Deed Book 3848, Page 840 -(R.O.D.C.,TN), and the southwest corner of the Property described herein;

Thence, with an existing Rock Wall, and the easterly margin of Gay Street, N 26 deg 01' 12" W, 95.00' to a Point at the end of an existing Rock Wall;

Thence, S 52 deg 55' 48" W, passing a Witness Iron Rod (Set) at 6.00', and continuing a total distance of 12.67' to an Iron Rod (Set) in the easterly margin of Gay Street and the beginning of a curve to the left;

Thence, continuing with the easterly margin of Gay Street and said curve to the left having a Central Angle of 01 deg 53' 52", a Radius of 2,040.00', a Length of 67.57', and a Chord Bearing and Distance of N 38 deg 00' 43" W, 67.56' to the beginning of a curve to the left;

Thence, continuing with the easterly margin of Gay Street and said curve to the left having a Central Angle of 00 deg 53' 46", a Radius of 232.00' , a Length of 3.63' , and a Chord Bearing and Distance of N 39 deg 24' 33" W, 3.63' to the Point of Beginning.

Containing 18,838 square feet or 0.43 Acres, more or less. Prepared By: H & H Land Surveying, Inc., 612A Fitzhugh Boulevard, Smyrna, Tennessee 37167.

Being a portion of the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board by Warranty deed from Tennessee Valley Authority of record in Book 4035, page 305, Register's Office for Davidson County, Tennessee, dated July 23, 1964 and recorded on July 13, 1966.

EXHIBIT B

EASEMENT RESERVED BY GRANTOR
FOR OVERHEAD POWER LINES

A 100' WIDE OVERHEAD LINE EASEMENT; BEING 50 FEET TO THE LEFT AND RIGHT OF THE FOLLOWING CENTERLINE:

Beginning at a point N 26°1'12" W, 60.59 feet along the western boundary from the southwest corner of Parcel 53.00, as shown on Davidson County Tax Map 93-02; Thence extending N 64°1'49" E, 20.89 feet, to the center of an existing tower; Thence N 88°2'59" E, 94.05 feet, to a point along the eastern boundary of said Parcel 53.00.

Said easement containing 11,500 square feet, more or less.

EXHIBIT C

EASEMENT RESERVED BY GRANTOR FOR INGRESS & EGRESS AND SIDEWALKS:

Beginning at the northwestern corner of Parcel 53.00, as shown on Davidson County Tax Map 93-02, thence extending along the northern boundary N 63°46'48" E, 59.04 feet; Thence leaving said northern boundary with a curve to the right 77.10 feet along the arc whose radius is 52.92' and cord bears S 16°39'49" W, 70.46 feet to a point on the western boundary of said Parcel 53.00; Thence N 38°20'54" W, 52.81 feet along the western boundary to the point of beginning.

Said easement containing 2,174 square feet, more or less.

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

