Karen Johnson Davidson County
Batch# 321282 DEEDQC
11/27/2019 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191127-0122800

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

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 #
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	EXEMPT	141-00-0-016.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) 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 DOROTHY CATE AND THOMAS F. FRIST FOUNDATION, a Tennessee nonprofit corporation, hereinafter called "GRANTOR," hereby quitclaims and conveys unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, 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 Property shall be known in perpetuity and referred to in official documents and descriptions as Cate Frist Park or some variation thereof recognizing Dorothy Cate Frist and Thomas F. Frist. The Property shall (i) at all times be used for public green space and recreation use only, with residential and commercial development strictly prohibited, (ii) include extensive walking paths and substantial tree canopy and (iii) be preserved through sustainable land management practices to ensure the long-term sustainability of ecosystem services and livelihood. Grantor acknowledges that Grantee's use and development of the Property will be limited by public funding and access constraints and that substantial time may be required for the Property to be placed in public use as contemplated by this conveyance. Grantor, or Grantor's successors in interest,

shall have the power and right to enforce the conditions and restrictions of the conveyance as provided in this paragraph. In the event that one of the preceding conditions is at any time not satisfied, Grantor, or Grantor's successors in interest, shall be entitled to specific performance, together with any and all other remedies available at law or in equity, against Grantee, or any future titleholder to the Property.

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

IN WITNESS WHEREOF, the undersigned GRANTOR has executed this instrument or has caused same to be executed this 22 day of November, 2019.

Dorothy Cate and Thomas F. Frist Foundation

By: Mary F. Barfield
Name: Mary F. Barfield
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me ~~Dawn~~ Mary F. Barfield President of the Dorothy Cate and Thomas F. Frist Foundation, with whom I am personally acquainted, and who acknowledged that he or she, being duly authorized, executed the within instrument for the Dorothy Cate and Thomas F. Frist Foundation for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 5-5-20

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 5, 2020

EXHIBIT A
The Property

Land in the 9th Civil District of Davidson County, Tennessee, on the Northerly side of the L.&N. Railroad, formerly the N.C. & St. L., described according to a survey made by S.H. Hutchison, October 1, 1963, as follows:

Beginning at a point in the center of the L&N Railroad in the center of middle pillow of Bridge #7 over Harpeth River; thence with center of said Railroad, North 65° 30' East 1312 feet to a point in said Railroad, the Southwest corner of M.A. Petty's farm; thence with said Petty's West line and a fence, North 6° 30' West 1870 feet to a stake in the Interstate Highway property line, M.A. Petty's present Northwest corner; thence with Interstate Highway property line as follows: South 56° West 605 feet to a concrete stake; North 33° West 339.5 feet to a concrete stake; thence with a curve line about as follows: South 36° 30' West 230 feet; South 31° 30" West 230 feet; South 21° 30" West 230 feet; South 11° 30' West 230 feet; South 270 feet to a concrete stake; thence South 74° West 105 feet to a point in center of Harpeth River and A.V. Kirkpatrick's line; thence with Harpeth River and Kirkpatrick's line, as follows: South 7° 30' East 220 feet; South 15° East 160 feet; South 32° East 425 feet; South 11° West 530 feet, more or less, to the point of beginning, containing 51 acres, more or less.

Being the same property conveyed to Dorothy Cate and Thomas F. Frist Foundation by Quitclaim Deed from Thomas F. Frist, Jr., Robert A. Frist, William H. Frist and H. Lee Barfield, II, Co-Trustees of The Amended and Restated Revocable Trust Agreement of Thomas F. Frist, Sr., recorded on the 20th day of January, 2006 in Instrument No. 20060120-0007847, in the Register's Office of Davidson County, Tennessee.

27354691.5

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