Karen Johnson Davidson County
Batch# 338709 DEEDWARRSP
01/06/2020 09:02:30 AM 8 pgs
Fees: $43.00 Taxes: $21,922.50
20200106-0001279

This Instrument Prepared By:

Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Amber Lane Development, LLC 3020 Stansberry Lane, Suite 101 Franklin, TN 37069	Same
Map & Parcel No.: 131 08 0 018.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **MONROE HARDING INC.**, a Tennessee nonprofit corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto **AMBER LANE DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 1120 Glendale Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IJB 4842-9327-5311
2941849-000001

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31ST day of December, 2019.

MONROE HARDING INC., a Tennessee nonprofit corporation

By: _____

Title: BOARD CHAIR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin J. Higgins, a Notary Public in and for said County and State, John Horst, with whom I am personally acquainted, and who acknowledged that he[she] executed the within instrument for the purposes therein contained, and who further acknowledged that he[she] is the Board Chair of MONROE HARDING INC., a Tennessee nonprofit corporation, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 31ST day of December, 2019

Robin J. Higgins
NOTARY PUBLIC

My Commission Expires:

3-8-22

IJB 4842-9327-5311
2941849-000001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,925,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of December, 2019.

NOTARY PUBLIC

MELISSA H. SMOOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

My Commission Expires:
7/9/22

IJB 4842-9327-5311
2941849-000001

Exhibit A
Legal Description

LAND LYING ON THE NORTH SIDE OF GLENDALE LANE, ON THE WEST SIDE OF SCENIC DRIVE AND AT THE EAST TERMINUS OF GRANNY WHITE COURT IN THE TWENTY FIFTH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE PROPERTY DEEDED TO MONROE HARDING CHILDREN'S HOME IN BOOK 844, PAGE 255; ALL OF THE PROPERTY DEEDED TO MONROE HARDING CHILDREN'S HOME IN BOOK 943, PAGE 72 AND ALL OF THE PROPERTY DEEDED TO MONROE HARDING CHILDREN'S HOME IN BOOK 1339, PAGE 282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES" ON THE SOUTH RIGHT OF WAY LINE OF SAID GRANNY WHITE COURT AT THE EAST TERMINUS THEREOF AND BEING AT THE NORTHEAST CORNER OF LOT 8 OF "HARDING HEIGHTS" AS RECORDED IN PLAT BOOK 4300, PAGE 95, R.O.D.C.T.

1. THENCE, WITH THE EAST END OF GRANNY WHITE COURT AND WITH THE EAST LINE OF "HARDING HEIGHTS", NORTH 5°01'56" EAST, 290.52 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES" ON THE SOUTH LINE OF "DUNCANWOOD" AS RECORDED IN PLAT BOOK 1424, PAGE 139, R.O.D.C.T.;

2. THENCE, WITH THE SOUTH LINE OF "DUNCANWOOD", SOUTH 84°45'22" EAST, 396.15 FEET TO A CONCRETE MONUMENT (OLD) AT A CORNER OF "DUNCANWOOD, PHASE 2" AS RECORDED IN INSTRUMENT #20121018-0095689, R.O.D.C.T.;

THENCE, WITH THE WEST LINE OF "DUNCANWOOD, PHASE 2" THE FOLLOWING FIVE CALLS (3 THROUGH 7):

3. SOUTH 55°57'33" EAST, 78.95 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY";

4. SOUTH 25°30'59" EAST, 67.02 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY";

5. SOUTH 13°01'31" EAST, 82.37 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY";

6. SOUTH 16°37'07" EAST, 78.42 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY";

7. SOUTH 1°07'37" WEST, 233.94 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY" AT THE SOUTHWEST CORNER OF "DUNCANWOOD, PHASE 2";

8. THENCE, WITH THE SOUTH LINE OF "DUNCANWOOD, PHASE 2", NORTH 89°48'18" EAST, 123.59 FEET TO A CONCRETE MONUMENT (OLD) ON THE WEST RIGHT OF WAY LINE OF DUNCANWOOD COURT;

9. THENCE, WITH THE RIGHT OF WAY LINE OF DUNCANWOOD COURT AND WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 326.29 FEET, SAID CURVE HAVING A RADIUS

OF 63.00 FEET, A DELTA ANGLE OF 296°44'51" AND A CHORD OF NORTH 89°48'18" EAST, 63.07 FEET TO A CONCRETE MONUMENT (OLD);

10. THENCE, CONTINUING WITH THE SOUTH LINE OF "DUNCANWOOD, PHASE 2", NORTH 89°48'18" EAST, 250.69 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY" AT THE SOUTHEAST CORNER THEREOF;

THENCE, WITH THE EAST LINE OF "DUNCANWOOD, PHASE 2" THE FOLLOWING THREE CALLS (11 THROUGH 13):

11. NORTH 40°27'48" EAST, 245.68 FEET TO A POINT IN THE WEST FORK OF BROWNS CREEK;

12. WITH THE WEST FORK OF BROWNS CREEK, NORTH 2°31'21" EAST, 143.82 FEET TO A POINT;

13. CONTINUING WITH THE WEST FORK OF BROWNS CREEK, NORTH 46°34'03" EAST, 91.92 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 OF "DUNCANWOOD" AS RECORDED IN PLAT BOOK 1424, PAGE 139, R.O.D.C.T.;

14. THENCE, WITH THE SOUTH LINE OF LOT 23, SOUTH 84°34'38" EAST, 79.54 FEET TO A CONCRETE MONUMENT (OLD) AT THE SOUTHWEST CORNER OF THE LAND DEEDED TO ROBERT M. COLLIER AND WIFE, ELAINE COLLIER BY DEED RECORDED IN BOOK 11619, PAGE 864, R.O.D.C.T.;

15. THENCE, WITH THE SOUTH LINE OF COLLIER, NORTH 70°06'21" EAST, 9.42 FEET TO A RAIL (OLD) AT THE NORTHWEST CORNER OF LOT 8 OF "GLENDALE PARK, SECTION 1" AS RECORDED IN PLAT BOOK 1130, PAGE 45, R.O.D.C.T.;

16. THENCE, WITH THE WEST LINE OF LOT 8 AND WITH THE WEST RIGHT OF WAY LINE OF SCENIC DRIVE, SOUTH 1°27'33" WEST, 394.92 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY";

17. THENCE, CONTINUING WITH THE WEST RIGHT OF WAY LINE OF SCENIC DRIVE, SOUTH 21°04'10" WEST, 385.67 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY";

18. THENCE, CONTINUING WITH THE WEST RIGHT OF WAY LINE OF SCENIC DRIVE, SOUTH 22°58'14" WEST, 297.49 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY" ON THE NORTH RIGHT OF WAY LINE OF GLENDALE LANE;

19. THENCE, WITH THE NORTH RIGHT OF WAY LINE OF GLENDALE LANE, NORTH 81°16'27" WEST, 1,025.73 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY" AT THE SOUTHEAST CORNER OF OPEN SPACE FOR "GLENDALE WOODS TOWNHOMES" AS RECORDED IN INSTRUMENT NUMBER 20181001-0096921, R.O.D.C.T.;

20. THENCE, WITH THE EAST LINE OF SAID OPEN SPACE, NORTH 7°40'39" EAST, 509.12 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED "CHERRY";

21. THENCE, WITH THE NORTH LINE OF SAID OPEN SPACE, NORTH 81°59'10" WEST, 119.84 FEET TO A CONCRETE MONUMENT OLD AT THE SOUTHEAST CORNER OF SAID LOT 8 OF "HARDING HEIGHTS";

22. THENCE, WITH THE EAST LINE OF LOT 8 OF "HARDING HEIGHTS", NORTH 5°01'56" EAST, 202.27 FEET TO THE POINT OF BEGINNING;

CONTAINING 963,031 SQUARE FEET OR 22.11 ACRES, MORE OR LESS ACCORDING TO A SURVEY BY RAGAN-SMITH ASSOCIATES, INC. DATED DECEMBER 27, 2019.

Being part of the same property conveyed to MONROE HARDING CHILDREN'S HOME, A CHARITABLE CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, by deed from MISS MARY F. HAM, dated April 21, 1930, of record in Book 844, page 255, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to MONROE HARDING CHILDREN'S HOME, A CHARITABLE CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, by deed from SALLIE F. LEFFLER AND HUSBAND, D. H. LEFFLER, dated June 9, 1934, of record in Book 919, page 476, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MONROE HARDING CHILDREN'S HOME, IT'S SUCCESSORS AND ASSIGNS, by deed from MARY L. FARRIS, A WIDOW, dated August 12, 1952, of record in Book 2093, page 557, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MONROE HARDING CHILDREN'S HOME, A CORPORATION OF TENNESSEE, by deed from JOEL O. CHEEK, JR. AND WIFE, LILLIAN CHEEK, dated March 5, 1934, of record in Book 943, page 72, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MONROE HARDING CHILDREN'S HOME, A CORPORATION, by deed from J. O. CHEEK, JR. AND WIFE, LILLIAN F. CHEEK, dated September 19, 1945, of record in Book 1339, page 282, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

LOT NO. 1 AS SHOWN ON THE MAP ENTITLED FINAL SUBDIVISION PLAT OF MONROE HARDING CHILDRENS HOME, OF RECORD IN INSTRUMENT NO. 20160309-0022463, AS CONVEYED IN WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20190816-0082370, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Exceptions

1. Real property taxes for the year 2020 and subsequent years, a lien, not yet due and payable.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3677, page 398; Book 4099, page 352 and in Book 4712, page 430, said Register's Office.
3. Sanitary Sewer Easement granted to the City of Nashville of record in Book 3345, page 66, said Register's Office.
4. Easement for Water Mains and Appurtenances of record as Instrument No. 20011120-0127782, said Register's Office.
5. Easement for Water Mains, Pumps and Appurtenances of record as Instrument no. 20070522-0061001, said Register's Office.
6. Sewer Easement Agreement by and between Monroe Harding, Inc., as Grantor, and Duncanwood Reserve, LLC, as Grantee, of record as Instrument No. 20120409-0029639, said Register's Office.
7. Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20120628-0056657, said Register's Office.
8. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, acting through the Electric Power Board of said Government of record as Instrument No. 20160714-0072322, said Register's Office.
9. Right-of-Way Easement granted to Davidson County, Tennessee, of record in Book 1973, page 333, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

