Karen Johnson Davidson County
Batch# 458700 DEEDQC
08/18/2020 09:52:30 AM 8 pgs
Fees: $43.00 Taxes: $3,515.00
20200818-0092555

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Bellevue Baseball, LLC	{ New Owner	}Tract I-156000138.00 }
{4506 Harpeth Hills Drive	{4605 Harpeth Hills Dr.	}Tract II-156000126.00 }
{Nashville, TN 37215-4006	{Nashville, TN 37215	}Tract II-156000096.00 }

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. }

QUITCLAIM DEED #35618

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Bellevue Exchange Club Foundation, a Tennessee nonprofit corporation, (hereinafter referred to as the "Grantor"), does hereby quitclaim, bargain, sell and convey unto Bellevue Baseball, LLC, a Tennessee limited liability company (hereinafter collectively referred to as the "Grantee"), its successors and assigns, all of its right, title and interest in the following described parcels of real estate located in Davidson County, Tennessee.

TRACT I:

See Exhibit A for legal description.

Being the same property conveyed to Bellevue Exchange Club Foundation by Quitclaim Deed from Cecil D. Branstetter, Sr. of record in Instrument Number 20081231-0124001, said Register's Office for Davidson County, Tennessee.

TRACT II:

See Exhibit B for legal description.

Being the same property conveyed to Bellevue Exchange Club Foundation by Warranty Deed from Cecil D. Branstetter of record in Book 8656, page 437, said Register's Office for Davidson County, Tennessee.

TRACT III:

See Exhibit C for legal description.

Being the same property conveyed to Bellevue Exchange Club Foundation by Warranty Deed from Reese L. Smith, Jr. and wife, Marcella V. Smith of record in Book 5833, page 586, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $950,000.00.
(
(
(
(Subscribed and sworn to before me
(this 14th day of August, 2020.
(
(
(
(My Commission Expires: 05/03/2021
(

Affiant

Notary Public

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 14th day of August, 2020.

BELLEVUE EXCHANGE CLUB FOUNDATION

BY: Clyde Raney

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 14th day of August, in the year 2020, before me the undersigned, personally appeared Clyde Raney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the manager of the Bellevue Exchange Club Foundation, a Tennessee nonprofit corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of Bellevue Exchange Club Foundation, a Tennessee nonprofit corporation, for the purpose therein contained as _____.

My Commission Expires: 05/03/2021

Notary Public

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

Exhibit "A"

TRACT I:

Land in Davidson County, Tennessee, being property commonly known as Babe Ruth Park, and described according to a survey by Barge-Waggoner, Sumner & Cannon, dated December 19, 1975, being Job No. 5457, as follows:

Beginning at a point in the common boundaries of Lots Nos. 38 and 39, Harpeth Balley Park, Section I, of record in Plat Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee; thence S 81 degrees 24' E 655 feet to an iron pin; thence S 14 degrees 39' W 671.3 feet to an iron pin; thence S 85 degrees 55' W 591.0 feet to an existing concrete monument; thence N 5 degrees 15' E 170 feet to a concrete monument; thence N 20 degrees 15' E 308 feet to a concrete monument; thence N 4 degrees 47' W 306.3 feet to an existing concrete monument; thence N 29 degrees 58' E 30 feet to the point of beginning, and containing ten acres, more or less.

Being the same property conveyed to Bellevue Exchange Club Foundation by deed dated December 22, 1981 from Reese L. Smith, Jr. and wife, Marcella V. Smith of record in Book 5833, page 586, Register's Office for Davidson County, Tennesse and corrected by Deed of Correction of record in Book 5835, page 219, Register's Office for Davidson County, Tennessee.

TRACT II:

A tract of land in Nashville, Davidson County, Tennessee, being generally located east of Section 3, Harpeth Valley Park Subdivision, as evidenced in Book 4175, page 15, R.O.D.C. and South of the Bellevue Exchange Club Foundation tract, as evidenced in Book 5833, page 586, R.O.D.C., and being more particularly described as follows:

Beginning at aniron pin, the southeasterly most corner of said Bellevue Exchange Club Foundation tract; said iron pin being N 85 degrees 55" E a distance of 591.00' from a concrete monument in the Southerly line of said Section 3, Harpeth Valley Park Subdivision, thence leaving said iron pin and severing the lands of Cecil Branstetter, as evidence in Book 7277, page 50, R.O.D.C., Tn., S 14 degrees 39" W a distance of 277.62' to a point in the Southerly line of said Bellevue Exchange Club Foundation, thence with said Southerly line of the Bellevue Exchange Club Foundation tract, N 85 degrees 55" E a distance of 484.52' to the point of beginning and containing 2.92 acres, more or less.

Being the same property conveyed to Bellevue Exchange Club Foundation by deed dated June 17, 1992 from Cecil D. Branstetter of record in Book 8656, page 437, Register's Office for Davidson County, Tennessee.

TRACT III:

Land located in the 35th Councilmanic District of Nashville, Davidson County, Tennessee near Highway 100 and the Harpeth River, being part of property conveyed to Cecil D. Branstetter by deed of record in Deed Book 7277, Page 50, R.O.D.C. and being more particularly described as follows:

Beginning at a northeasterly corner of Lot 731 on the final plat of Section Two, Harpeth Woods of record in Plat Book 5200, Page 280, R.O.D.C. and an exterior corner of Lot 398 on the final plat of Section 3, Harpeth Valley Park of record in Plat Book 4175, Page 15, R.O. D.C.;

Thence with the boundary of said Section 3, Harpeth Valley Park as follows:

S 89 degrees 48' 42" E, 249.31 feet;

N 57 degrees 10' 00" E, 294.86 feet;

N 33 degrees 09' 06" E, 500.06 feet to a southwesterly corner of Bellevue Exchange Club Foundation property of record in Deed Books 5833, Page 586 and Book 8656, Page 437, R.O.D.C.;

Thence with the boundary of said Bellevue Exchange Club Foundation property as follows:

N 85 degrees 55' 00" E, 106.48 feet;

S 14 degrees 39' 00" W, 277.62 feet;

N 85 degrees 55' 00" E, 484.52 feet;

N 14 degrees 39' 00" E, 948.92 feet;

N 81 degrees 24' 00" W, 50.05 feet to a southeasterly corner of Youth Incorporated property of record as Instrument No. 20000711-0068431, R.O.D.C.;

Thence with the boundary of said Youth Incorporated property as follows:

N 08 degrees 49' 45" E, 320.72 feet;

N 59 degrees 55' 40" W, 203.92 feet to a southeasterly corner of Lot 28 on the final plat of Section 1, Harpeth Valley Park of record in Plat Book 3600, Page 93, R.O.D.C.;

Thence with the boundary of said Section 1, Harpeth Valley Park and the terminus of McPherson Drive as follows:

Northwesterly with a curve to the left 124.83 feet, said curve having a radius of 525.00 feet, a central angle of 13 degrees 37' 25" and a chord of 124.54 feet at N 15 degrees 47' 43" E;

S 81 degrees 01' 00" E, 6.27 feet;

N 08 degrees 59' 00" E, 114.86 feet to a southwesterly corner of Larry B. Felts, trustee property of record as Instrument No. 20061121-0144759, R.O.D.C.;

Thence with said Felts, Trustee property as follows:

S 77 degrees 24' 59" E, 763.83 feet;

S 31 degrees 45' 31" E, 640.58 feet;

S 54 degrees 39' 34" E, 399.70 feet to a northwesterly corner of The Ensworth School property of record as Instrument No. 20020916-0112912, R.O.D.C.;

Thence with the boundary of said The Ensworth School property as follows:

S 20 degrees 00' 00" W, 500.00 feet;

S 70 degrees 00' 00" W, 375.00 feet;

S 35 degrees 00' 00" W, 325.00 feet to the centerline of the Harpeth River;

Thence southweserly with said centerline of river approximately 2,750 feet;

Thence leaving the river, N 57 degrees 37' 34" W, 200.00 feet to the southerly boundary of Lot 732 on the avove mentioned final plat of Section Two Harpeth Woods;

Thence with the boundary of said Section Two, Harpeth Woods N 36 degrees 30' 30" E, 125.63 feet to the beginning.

Containing 52.0 Acres, more or less.

This description was prepared from deeds and plats of record and some office calculations. A field run survey was not performed by this surveyor.

Being the same property conveyed to Bellevue Exchange Club Foundation by Quitclaim Deed dated December 31, 2008 from Cecil D. Branstetter, Sr. of record in Instrument No. 20081231-0124001, Register's Office for Davidson County, Tennessee.

Included in the above descriptions but excluded from this conveyance is an area currently used for a cell tower, which area is more particularly described in the Site Lease Agreements of record in Instrument No. 20040908-0108535, Instrument No. 20060130-0011181, Instrument No. 20130206-0012201, and Instrument No. 20140625-0055704, Register's Office for Davidson County, Tennessee. The exclusion from this conveyance includes all area actually used for such cell tower site.

Also included in the above description is an access road to the said cell tower site, which access road is to be maintained by the Metropolitan Government of Nashville and Davidson County, Tennessee, pursuant to an Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20081230-0123338, as corrected in Instrument No. 20090220-0014865, Register's Office for Davidson County, Tennessee. The Grantor in Deed of record in Instrument No. 20081231-0124001, retains in perpetuity, a permanent easement along said access road.

EXHIBIT "B"

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel Nos. 15600009600; 15600012600;and 15600013800, which have been assumed by Grantee.
2. All matters appearing on the Plan of record as Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee.
3. Grant of Transmission Line Easement to United States of America of record in Book 2271, page 192, Register's Office for Davidson County, Tennessee.
4. Easement for right of way of record in Book 69, page 445, Register's Office for Davidson County, Tennessee.
5. 50 ft Access Easement from McPherson Drive to Warner Park Estates Company property.
6. Restrictions contained in the Deed of record in Book 8656, page 437, Register's Office for Davidson County, Tennessee.
7. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20081230-0123338, Register's Office for Davidson County, Tennessee. Corrected in Instrument No. 20090220-0014865, Register' Office for Davidson County, Tennessee.
8. License Agreement and Easement of record in Book 9776, Page 893, Register's Office for Davidson County, Tennessee.
9. Retention of permanent easement along access road by Grantor in Deed of record in Instrument No. 20081231-0124001, Register's Office for Davidson County Tennessee.
10. Agreement for Dedication of Public Utilities and Access Easement granted to Harpeth Valley Utilities District of record in Instrument No. 20010803-0083209, Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of record in Instrument No. 20010803-0083210, Register's Office for Davidson County, Tennessee.
12. Memorandum of Site Lease Agreement by and between Sprint Spectrum, L.P., a Delaware limited partnership and Cecil D. Branstetter of record in Instrument No. 20040908-0108538, Register's Office for Davidson County, Tennessee.

Memorandum of Site Lease Agreement by and between Southeast Towers, LLC, a Georgia limited liability company, and Cecil D. Branstetter of record in Instrument No. 20060130-0011181, Register's Office for Davidson County, Tennessee. Assignment of Lease of record in Instrument No. 20130206-0012201, Register's Office for Davidson County, Tennessee. Memorandum of Lease Supplement of record in Instrument No. 20140625-0055704, Register's Office for Davidson County, Tennessee.

13. Memorandum of Electric and Public Utility Easement of record in Instrument No. 20060222-0020732, Register's Office for Davidson County, Tennessee.
14. Right of Way Agreement granted to Piedmont Natural Gas Company, Inc. of record in Instrument No 20071023-0125400, Register's Office for Davidson County, Tennessee.
15. Easement for flow of Harpeth River.
16. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
17. Easement to Harpeth Valley Utilities District for sewer line and pumping station.
18. Access Road to cell tower, which access road is to be maintained by the Metropolitan Government of Nashville and Davidson County, Tennessee, pursuant to an Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20081230-0123338, as corrected in Instrument No. 20090220-0014865, Register's Office for Davidson County, Tennessee.
19. The rights of others in and to the waters of the Harpeth River located on the premises and the natural flow thereof.
20. Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

