P20-28823

Prepared By:

Bankers Title and Escrow Corporation

3310 West End Avenue, Suite 540

Nashville, Tennessee 37203

SEND TAX BILL TO:
Conveyance to
METRO GOV'T WW WATER & SEWER,
The Metropolitan Government of Nashville
and Davidson County, Tennessee - EXEMPT

Karen Johnson Davidson County
Batch# 470733 **DEEDWARR**
09/04/2020 09:49:56 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20200904-0101163

NAME AND ADDRESS OF NEW OWNER:
Metropolitan Government of Nashville
and Davidson County, Tennessee/Metro Water Services
1600 Second Avenue North
Nashville, Tennessee 37208

Map/Parcel:
14707000600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bonnie McCallie and husband, David McCallie, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and. convey unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter the GRANTEE, its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84, as shown on the map entitled the Plan of Battery Crest, Section I, of record in Plat Book 2900, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EUGENE M. GREEN, JR. AND IDA SUE GREEN, by deed from BARBARA J. BOLTE, A WIDOW, of record in Book 4272, page 440 , dated September 24, 1968 , said Register's Office. The said Eugene M.Green, Jr. having since died on or about in 1975, leaving Ida Sue Green the surviving tenant by the entirety. The said Ida Sue Green having since died intestate on or about October 5, 1999 devising subject property to Albert Eugene Green and Bonnie McCallie. For further reference see Affidavit of Heirship of record in Instrument No. 20020221-0022789, said Register's Office. Albert Eugene Green further conveyed his interest to BONNIE MCCALLIE AND HUSBAND, DAVID MCCALLIE , by quitclaim deed of record in Instrument No. 20020221-0022790, dated February 21, 2002, said Register's Office.

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This conveyance is made subject to (1) Taxes which have been prorated; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 4943 Edmondson Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Restrictions and provisions are hereby imposed by the Grantee, The Metropolitan Government of Nashville and Davidson County, Tennessee, and the Flood Mitigation Assistance Program ("FMA") on the property described in attached Exhibit "A", as covenants running with the land.

Witness my hand this 2nd DAY OF September, 2020.

GRANTOR(S):

Bonnie McCallie

Bonnie McCallie

David McCallie

David McCallie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Bonnie McCallie and David McCallie, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd DAY OF September, 2020.

NOTARY PUBLIC

My Commission Expires: Jan 8, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Deed Restriction

Exhibit A

In reference to the property or properties ("Property") conveyed by the Deed between **David and Bonnie McCallie** participating in the federally-assisted Seven Mile Creek Flood Risk Management acquisition project ("the Grantor") and Metropolitan Government of Nashville and Davidson County, ("the Grantee"), its successors and assigns:

WHEREAS, Section 1402(a) of the Water Resources Development Act of 2016 directs that the portion of the specifically authorized Seven Mile Creek, Tennessee project consisting of measures within the Seven Mile Creek Basin be carried out pursuant to Section 205 of the Flood Control Act of 1948, as amended (33U.S.C 701s) (hereinafter "Section 205").

WHEREAS, the Flood Risk Management program of the U. S. Army Corps of Engineers provides the Federal government a process for a local government, to receive federal funds for Flood Risk Management assistance to acquire interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of the Property as open space in perpetuity;

Whereas, the Nashville District Engineer has been awarded such funding from the U. S. Army Corps of Engineers and has entered into a Flood Risk Management grant, The Seven Mile Creek Flood Risk Management Grant Agreement with and herein incorporated by reference; making it a flood risk management program grantee.

Whereas, the Property is located in Davidson County, and Metropolitan Government of Nashville and Davidson County participates in the National Flood Insurance Program and is in good standing with NFIP as of the date of the Deed;

Whereas, the Metro Water Services, acting by and through the Metropolitan Government of Nashville and Davidson County Board, has been awarded federal funds pursuant to an agreement with the Nashville District of Engineer, U. S. Army Corps of Engineers dated February 19, 2019 ("Project Partnership Agreement"), and herein incorporated by reference, making it a flood risk management grant program subgrantee;

Whereas, the Property is located in Davidson County, and the Metropolitan Government of Nashville and Davidson County participates in the National Flood Insurance Program ("NFIP") and is in good standing with NFIP as of the date of the Deed;

Now, therefore, the grant is made subject to the following terms and conditions:

1. Terms. The following conditions and restrictions shall apply in perpetuity to the Property described in the attached deed concerning the acquisition of property for open space:

    a. Compatible uses. The Property shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions. Such uses may include: parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping (except where adequate warning time is not available to allow evacuation); unimproved, unpaved parking lots; buffer zones; and other uses consistent for open space acquisition.

    b. Structures. No new structures or improvements shall be erected on the Property other than:

        i. A public facility that is open on all sides and functionally related to a designated open space or recreational use;

        ii. A public rest room; or

iii. A structure that is compatible with open space and conserves the natural function of the floodplain, including the uses described in Paragraph 1.a., above.

iv. Any improvements on the Property shall be in accordance with proper floodplain management policies and practices. Structures built on the Property according to paragraph b. of this section shall be flood proofed or elevated to at least the base flood level plus 1 foot of freeboard, or greater, as required by the local ordinance.

c. Disaster Assistance and Flood Insurance. The Property is not eligible for coverage under the NFIP for damage to structures on the property occurring after the date of the property settlement, except for pre-existing structures being relocated off the property as a result of the project.

d. Transfer. The Grantor, including successors in interest, shall convey any interest in the Property only if given prior written approval of the transferee in accordance with this paragraph.

i. The request by the Grantor must include a signed statement from the proposed transferee that it acknowledges and agrees to be bound by the terms of this section, and documentation of its status as a qualified conservation organization if applicable.

ii. The Grantor may convey a property interest only to a public entity or to a qualified conservation organization. However, the Grantor may convey an easement or lease to a private individual or entity for purposes compatible with the uses described in paragraph (a), of this section, so long as the conveyance does not include authority to control and enforce the terms and conditions of this section.

iii. If title to the Property is transferred to a public entity other than one with a conservation mission, it must be conveyed subject to a conservation easement that shall be recorded with the deed and shall incorporate all terms and conditions set forth in this section, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:

a) The Grantor shall convey, in accordance with this paragraph, a conservation easement to an entity other than the title holder, which shall be recorded with the deed, or

b) At the time of title transfer, the Grantor shall retain such conservation easement, and record it with the deed.

iv. Conveyance of any property interest must reference and incorporate the original deed restrictions providing notice of the conditions in this section and must incorporate a provision for the property interest in the event that the transferee ceases to exist or loses its eligible status under this section.

2. Inspection. No inspections will be required.

3. Monitoring and Reporting. No monitoring will be required.

4. Enforcement. Metro Water Services-Stormwater will be responsible for enforcement to maintain the property.

5. Amendment. There shall be no amendment to this deed restriction.

6. Severability. The will be no severability.

Grantor's Signature: David McCallie Date: September 2, 2020

Grantor's Name (printed or typed): David McCallie

Grantor's Signature: Bonnie McCallie Date: September 2, 2020

Grantor's Name (printed or typed): Bonnie McCallie

Grantee's Signature: _____ Date: September 2, 2020

Grantee's Name (printed or typed): Tom Palko

Grantee's Title: Assistant Director, Metro Water Services, Stormwater Division

STATEMENT OF VOLUNTARY PARTICIPATION

THIS AGREEMENT is made and entered into this 2nd DAY of September, 2020 by and between The Metropolitan Government of Nashville and Davidson County, hereinafter referred to as "Sub-grantee", by its authorized agent, Tom Palko, and David and Bonnie McCallie, hereinafter referred to as "Seller". The parties Agree as follows:

1. Seller affirms that he/she/they is/are the owner/owners of property located at 4943 Edmondson Pike, Nashville, TN 37211, hereinafter referred to as "Property".
2. Sub-grantee has notified Seller that the Sub-grantee may wish to purchase property, and if Seller agrees to sell, Seller must permanently relocate from Property.
3. Sub-grantee has notified Seller that it believes the fair market value (FMV) of property, as of 20th Day of August, 2020 is $195,000.00 as determined by appropriate valuation procedures publicized and implemented by Sub-grantee.
4. Sub-grantee has notified Seller that Seller is not required to sell property and Sub-grantee will not use its power of eminent domain for the purpose of this acquisition project to acquire property if Seller chooses not to sell it.
5. Sub-grantee has notified Seller that if Seller agrees to sell property to Sub-grantee, such a transaction is voluntary. Consequently, Seller is not entitled to relocation benefits provided by the Uniform Relocation Assistance and Real Property Acquisition Policies of 1970, which are available to property owners who must sell their properties involuntarily.
6. Sub-grantee affirms that it has provided the notifications and explained the information described in the preceding paragraphs, and property identified above is not a part of an intended, planned, or designated project area where all or substantially all of the property within the area is to be acquired within specific time limits.
7. This Agreement shall expire on the 30th day of September, 2020, unless Seller has voluntarily sold property to Sub-grantee by that date.

David McCallie — September 2, 2020

Property Owner Signature — Date

Bonnie McCallie — September 2, 2020

Property Owner Signature — Date

_____ — September 2, 2020

Sub-grantee's Authorized Agent Signature — Date

□Yes ☑No At any time, has a transportation facility (to include parking lots, railroad yards, or railroad or roadway right-of-way) been present on what is now your property? If yes, identify type of facility or activity.

□Yes ☑No Have you noticed any unusual odors or discolorations in your drinking water? If yes, please describe and identify (if possible).

□Yes ☑No At any time, has any environmental investigation(s) been conducted by federal, state, or local agencies or private firms; or any environmental or Occupational Safety and Health Administration (OSHA) citations or notices of violation been issued regarding what is now your property? If so, identify the type of investigation or violation, and the preparer or origin of the investigation or violation.

The property owner(s) acknowledge that this certification regarding hazardous substances and/or waste is a material representation of fact on which the Federal Emergency Management Agency sub-grantee and other government entities rely on to execute the purchase of the property. The property owner(s) certify that the information contained herein is a full disclosure of all available information to the best of the owner's (s') knowledge, and that owner (s) has exercised due diligence in obtaining all relevant information.

Sub-grantee

Tom Palko
Signature

Tom Palko
Name (Typed or Printed)

Date

Title

Property Owner(s)

David McCallie
Signature

David McCallie
Name (Typed or Printed)

Date

Title

Bonnie McCallie
Signature

Bonnie McCallie
Name (Typed or Printed)

Date

Title