Karen Johnson Davidson County
Batch# 471934 DEEDWARRSP
09/09/2020 08:21:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20200909-0102355

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Metropolitan Nashville Airport Authority<br>1 Terminal Drive, Suite 501<br>Nashville, TN 37214<br>Attn: Commercial Development | 121-00-0-213.00<br>108-00-0-227.00 | Same as New Owner |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (EBH),<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MILLARD V. OAKLEY**, individually, **S. JOSEPH MOORE, AS TRUSTEE OF THE SAMUEL MOORE MARITAL TRUST**, **THE ESTATE OF ROBERT N. MOORE, JR.**, and **SONDRA F. MORRIS**, who joins in this conveyance individually in her capacity as the beneficiary of The Estate of Robert N. Moore, Jr.'s residuary estate (collectively, "Grantor"), have bargained and sold, and by these presents transfer and convey to **THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY**, a public corporation existing under the laws of the State of Tennessee (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00. Tax is exempt pursuant to T.C.A. 67-4-409(a)(5).

Yvonne Hall
Affiant

Subscribed and sworn to before me this 8 day of September, 2020.

Brandy Gomaz
Notary Public
My Commission Expires: 7-21

BRANDY GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

[*Grantor signatures on following pages*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 8 day of September, 2020.

GRANTOR:

**MILLARD V. OAKLEY**

STATE OF Tennessee )
COUNTY OF Overton )

Personally appeared before me, Tammie Sells, the undersigned, a Notary Public in and for said County and State, the within named **MILLARD V. OAKLEY**, an individual resident of the state of Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Livingston, Tennessee, on this the 5th day of September, 2020.

Tammie Sells
Notary Public

My Commission Expires:
3-23-21




[*Grantor signatures continue on following pages*]

GRANTOR:

**SAMUEL MOORE MARITAL TRUST**

By: S. Joseph Moore
Name: S. Joseph Moore
Title: Trustee

STATE OF TN )
COUNTY OF Davidson )

Personally appeared before me, Emily Cornell, the undersigned, a Notary Public in and for said County and State, **S. JOSEPH MOORE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Trustee of **SAMUEL MOORE MARITAL TRUST**, the within named bargainor, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the marital trust by himself as Trustee.

WITNESS my hand and seal at office in ~~Pinnacle Bank~~ Nashville, Tennessee, on this the 4 day of September, 2020.

Emily Cornell
Notary Public

My Commission Expires: 11-8-21

EMILY CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

[*Grantor signatures continue on following pages*]

GRANTOR:

**THE ESTATE OF ROBERT N. MOORE, JR.**

By: Sondra F Morris
Name: Sondra F. Morris
Title: Executrix

Sondra F Morris
**SONDRA F. MORRIS**, individually, as the beneficiary of the Estate of Robert N. Moore, Jr.'s residuary estate

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, Barbara G Briley, the undersigned, a Notary Public in and for said County and State, **SONDRA F. MORRIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executrix of **THE ESTATE OF ROBERT N. MOORE, JR.**, the within named bargainor, and that she, as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as Executrix.

WITNESS my hand and seal at office in Nashville, Jr., on this the 8th day of September, 2020.

Barbara G Briley
Notary Public

My Commission Expires:
March 27, 2023

BARBARA G. BRILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, Barbara G Briley, the undersigned, a Notary Public in and for said County and State, the within named **SONDRA F. MORRIS**, an individual resident of the state of Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Jr., on this the 8th day of September, 2020.

Barbara G Briley
Notary Public

My Commission Expires:
March 27, 2023

BARBARA G. BRILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

DESCRIPTION OF PROPERTY

**TRACT I:**

Land in the 2nd (formerly the 3rd) Civil District, in Davidson County, Tennessee, being known as Parcel No. 213 of Cheswicke Park P.U.D. as of record in Book 6900, pages 577 thru 581, Register's Office for said County, described according to a survey by McConnell Engineering, dated September 29, 1986, as follows:

BEGINNING at an iron rod on the northerly margin of Pulley Road approximately 2,443 feet east of the intersection of McCrory Creek Road, said rod being the southeast corner of the Metro Nashville Airport Authority (MNAA) property, recorded in Book 5242, page 884, Register's Office for Davidson County, Tennessee; thence, N 07 deg. 35' 26" E 860.61 feet to an old iron rod being the southeast corner of another tract of the (MNAA) property, recorded in Book 5242, page 886, Register's Office for Davidson County, Tennessee; thence, N 07 deg. 36' 27" E 39.38 feet to a point 900 feet from the point of beginning (per deed), said point being the southwest corner of the W. A. Wright, Sr., et ux property, recorded in Will Book 71, page 159, Register's Office for Davidson County, Tennessee; thence, along W. A. Wright's lines South 73 deg. 07' E 318.87 feet to an iron old iron rod; thence S 07 deg. 31' 37" W 645.78 feet to an old iron rod on the north line of the Arnold R and Mary Emma Tipton property, recorded in Book 3314, page 351, Register's Office for Davidson County, Tennessee; thence along Tipton's lines: N 81 deg. 10' 56" W 265.06 feet to an old iron rod; thence, S 07 deg. 38' 06" W 209.72 feet to an old iron rod on the aforementioned margin of Pulley Road; thence, along said margin, N 80 deg. 56' 30" W, 50.27 feet to the point of beginning, containing 5.07 acres, more or less.

**TRACT II:**

Land lying in the 2nd (formerly the 3rd) Civil District of Davidson County, Tennessee, being a part of the Plan of Cheswicke Park P.U.D. as of record in Book 6900, pages 577 thru 581, said Register's Office, described according to a survey by McConnell Engineering, dated 9/29/86, as follows:

Beginning at a point approximately 900 feet north of Pulley Road and 2,443 feet east of McCrory Creek Road, said point being the northwest corner of the Betty Lou Wright property, recorded in Book 5090, page 798, R.O.D.C., Tenn., and in the easterly line of the Metro Nashville Airport Authority (MNAA) property, recorded in Book 5242, page 886, R.O.D.C. Tenn.; thence, along the easterly line of various (MNAA) properties; N 07 deg. 36' 27" E, 608.53 feet to a fence break; thence, N 08 deg. 53' 05" E, 283.77 feet to an old iron rod; thence, N 07 deg. 59' 06" E 271.66 feet to an old iron rod; thence, N 07 deg. 42' 39" E, 417.46 feet to an old iron rod; thence, N 07 deg. 43' 45" E, 397.21 feet to a fence intersection; thence, N 07 deg. 28' 01" E, 474.71 feet to an old iron rod in the southerly line of the (MNAA) property, recorded in Book 5042, page 711, R.O.D.C. Tenn.; thence, along said southerly line, S 82 deg. 32' 22" E, 987.74 feet to an old iron rod at a fence corner on the westerly line of the Kodill Properties tracts, recorded in Book 4965, page 730, R.O.D.C., Tenn.; thence along Kodill's line; S 07 deg. 46' 50" W, 812.86 feet to an old iron rod; thence, S 07 deg. 15' 39" W, 446.48 feet to an old iron rod; thence, S 07 deg. 03' 17" W, 759.35 feet to an old pipe, being the northwest corner of the Elizabeth D. Campbell property, recorded in Book 3799, page 78, R.O.D.C., Tenn.; thence, S 05 deg. 45' 58" W, 178.79 feet to an old pipe being the northwest corner of the Archie Faircloth, et ux, property, recorded in Book 4403, page 884, R.O.D.C. Tenn.; thence, S 11 deg. 03' 10" W, 60.71 feet to a point in a fence; thence, leaving Faircloth's line and along a new division line; N 82 deg. 00' 37" W 691.62 feet; thence, S 07 deg. 31' 37" W, 253.84 feet to an old iron rod being the northeast corner of the aforementioned Betty Lou Wright property; thence, along said Wright's north line, N 73 deg. 07' 21" W, 318.87 feet to the point of beginning, containing 52.95 acres, more or less.

Being part of the same property conveyed to MILLARD V. OAKLEY, ROBERT N. MOORE, JR. AND SAM MOORE, by deed from TENNSOUTH-DAVIS COMMERCIAL PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Book 8245, page 661, dated November 29, 1990, Register's Office for Davidson County, Tennessee.

ROBERT N. MOORE, JR. died testate. Pursuant to the terms of his will of record in Docket No. 9060, in the Clerk & Master's Office for Williamson County, Tennessee, said property is to be treated as part of the probate estate. SAM MOORE died testate on or about June 1, 2018. Pursuant to the terms of his will of record in Docket No. 18P1112, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be treated as part of the probate estate.

SAMUEL JOSEPH MOORE AND PEGGY JEAN MOORE, CO-EXECUTORS OF THE ESTATE OF SAM MOORE have conveyed said property to SAMUEL JOSEPH MOORE, AS TRUSTEE OF THE SAM MOORE REVOCABLE TRUST by Executors' Quitclaim Deed of record in Instrument No. 20190529-0050593, dated May 28, 2019, said Register's Office. SAMUEL JOSEPH MOORE, AS TRUSTEE OF THE SAM MOORE REVOCABLE TRUST has conveyed said property to SAMUEL JOSEPH MOORE, AS TRUSTEE OF THE SAM MOORE MARITAL TRUST by Trustee's Quitclaim Deed of record in Instrument No. 20190529-0050820, dated May 29, 2019, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 121-00-0-213.00 (Tract I) and 108-00-0-227.00 (Tract II), not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6900, page 577 thru 851, Register's Office for Davidson County, Tennessee.

3. Electrical Permit for Utility Purposes of record in Book 5294, page 288, said Register's Office.

4. Easement for the slopes of Pulley Road of record in Book 2195, page 307, said Register's Office.

5. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

6. Easement for the flow of water of any creeks or streams and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the water of any creeks or streams, free from diminution of pollution.

8. Easements granted to the Nashville Electric Power Board as set forth in Instrument No. 20021001-0119316 and in Instrument No. 20021001-0119317, said Register's Office.

# True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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.

Valerie Matlock

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

