Karen Johnson Davidson County
Batch# 775620 DEEDWARRSP
12/17/2021 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $4,787.80
20211217-0166836

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35337-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Friends of The Warner Parks, Inc Attn: Jenny Hannon 50 Vaughn Rd Nashville, TN 37221	New Owner	143-00-0-015.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Pamela Miller, Trustee of The Barbara Miller Trust UAD July 6, 1993** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Friends of The Warner Parks, Inc., a Tennessee non-profit corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being the same property conveyed to Edward Miller and wife, Barbara Jean Miller by Warranty Deed dated January 22, 1968 from Daniel Byron Weimar and wife, Bernadette Weimar, of record in Book 4206, page 782, Register's Office for Davidson County, Tennessee. Edward Miller died on April 11, 1977 and title to the property vested in Barbara Jean Miller as the surviving tenant by the entirety. Barbara Jean Miller conveyed the property to the Barbara Miller Trust by Quitclaim Deed dated May 6, 1993, of record in Book 9010, page 516, Register's Office for Davidson County, Tennessee. Pursuant to the Trust Agreement, upon the death of Barbara Jean Miller on April 2, 2021, Pamela Miller succeeded Barbara Jean Miller as Trustee of the Trust.

THIS is improved property known as 7156 Highway 100, Nashville, TN 37221.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that she is lawfully seized in fee and possessed of the Real Estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of December, 2021.

Pamela Miller, Trustee

Pamela Miller, Trustee of The Barbara Miller Trust
UAD July 6, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pamela Miller, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Barbara Miller Trust UAD July 6, 1993, and is authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand, at office this 14th day of December, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,294,000.00.

Affiant

Subscribed and sworn to before me this
14th day of December, 2021.

JEFFREY S. BENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3 2023

EXHIBIT A
Legal Description

Property located in the 34th Councilmanic District of Nashville Davidson County, being Parcel 15.00 on Davidson County Property Map 143-00 and being more particularly described as follows:

Beginning at an Iron Rod (New) on the westerly right-of-way of the CSX Railroad (25' front center of railroad), being the northeast corner of the property conveyed to Paul McRedmond, of record in Instrument No. 20040217-0017876, Register's Office for Davidson County, Tennessee and being the southeast corner of the herein described property;

Thence, leaving said railroad right-of-way and following the northerly boundary of said McRedmond property, North 60 Degrees 01 Minutes 24 Seconds West, 262.00 Feet to an Iron Rod (New) at an obliterated fence corner post, being the northwest corner of said McRedmond property;

Thence, following the westerly boundary of said McRedmond property with remnants of an old wire fence, South 37 Degrees 43 Minutes 03 Seconds West, 155.00 Feet to a chain link fence post where an old wooden post once stood, being the southwest corner of said McRedmond property and a northerly corner of the property conveyed to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20090723-0069245, Register's Office for Davidson County, Tennessee;

Thence, following the northerly and easterly boundary of said Metropolitan Government of Nashville and Davidson County property the next 3 calls: South 75 Degrees 19 Minutes 20 Seconds West, 279.45 Feet to an Iron Rod (New);

Thence, North 71 Degrees 05 Minutes 36 Seconds West, 214.69 Feet to an Iron Rod (Old);

Thence, following the remnants of an old wire fence, North 06 Degrees 36 Minutes 20 Seconds East, 685.24 Feet to an Iron Rod (Old), being the southwest corner of the property conveyed to Friends of the Warner Parks, Inc. of record in Instrument No. 20160120-0005541, Register's Office for Davidson County, Tennessee.

Thence, following the southerly boundary of said Friends of the Warner Parks, Inc. property with the remnants of an old wire fence, South 45 Degrees 42 Minutes 01 Seconds East, 296.45 Feet to an Iron Rod (Old);

Thence, South 07 Degrees 33 Minutes 16 Seconds West, 75.00 Feet to an Iron Rod (New);

Thence, South 77 Degrees 12 Minutes 52 Seconds East, passing an Iron Rod (Old) at 678.58 Feet and continuing for a total distance of 692.22 Feet to a point on the westerly right-of-way of the CSX Railroad, being the southeast corner of said Friends of the Warner Parks, Inc. property;

Thence, following the westerly right-of-way of said CSX railroad with a curve to the left, having a central angle of 01 Degrees 36 Minutes 19 Seconds, a radius of 5,707.26 Feet, an arc length of 159.90 Feet and a chord bearing and length of South 33 Degrees 02 Minutes 32 Seconds West, 159.90 Feet to a point;

Thence, continuing with a curve to the left, having a central angle of 00 Degrees 41 Minutes 12 Seconds, a radius of 11,692.62 Feet, an arc length of 140.12 Feet and a chord bearing and length of South 31 Degrees 46 Minutes 35 Seconds West, 140.12 Feet to the Point of Beginning. Containing 340,365 square feet or 7.81 acres.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 7156 Highway 100 by JW Land Surveying, LLC, Jack L. Whitson, TN R.L.S. # 1732 dated December 2, 2021

INCLUDED in the above description is a 16-foot right-of-way running along and parallel with the northwest margin of the Nashville, Chattanooga and St, Louis Railroad right-of-way created in the deed to R.V. Tarkington and wife, Gussie Tarkington, of record in Book 892, Page 283, said Register's Office.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 143-00-0-015.00. Taxes for the year 2021 have been paid at closing and prorated between the parties.

2. A 16-foot right-of-way as set out in Book 892, page 283, Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of easement, water mains and appurtenances, of record in Book 6297, page 96, Register's Office for Davidson County, Tennessee.

4. Rights in the Nashville, Chattanooga and St. Louis Railroad right-of-way, including rights of the railroad to limit crossing of their rail line which would affect the ability to access the property.

5. Rights of other parties in and to the cemetery or grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights.

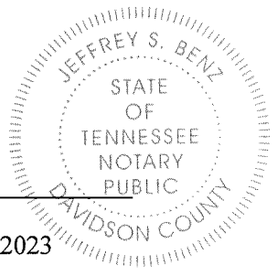
6. All matters as shown on the ALTA/NSPS Land Title Survey of 7156 Highway 100 by JW Land Surveying, LLC, Jack L. Whitson, TN R.L.S. # 1732 dated December 2, 2021

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 14, 2021.

John T. Cook, Esq.
Date: December 14, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this December 14, 2021.



Notary Public
My commission expires: July 3, 2023