Karen Johnson Davidson County
Batch# 786959 DEEDWARR
01/11/2022 09:42:30 AM 5 pgs
Fees: $28.00 Taxes: $18,909.19
20220111-0003213

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36846-12-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $5,110,592.29. Affiant Subscribed and sworn to before me this 30th day of December, 2021. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 4, 2023

WARRANTY DEED

Address New Owner: Friends of Radnor Lake 1160 Otter Creek Road Nashville, TN 37220	**Send Tax Bills To:** **Friends of Radnor Lake** 1160 Otter Creek Road Nashville, TN 37220	**Tax Information:** Map and Parcel No.: P/O 14500008600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David S Rader and wife, Beth Rader** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Friends of Radnor Lake, a Tennessee non-profit corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto, along with an access and utility easement also described in said Exhibit A.

This is unimproved property that is a portion of the improved property located at 5070 Villa Crest Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of December, 2021.

David S. Rader

Beth Rader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David S. Rader and Beth Rader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2021.

Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Being a portion of land located in Metropolitan Nashville - Davidson County, Tennessee, Tract 2 to be conveyed to Radnor Lake Natural Area and being a portion of the David and Beth Rader property, Portion of Parcel 86.00 of record in Instrument No. 20130130-0009495, as shown on Survey performed by Michael R. Williams (Tennessee R.L. S. #1906) dated November 12, 2021 being more particularly described as follows:

Beginning at corner number 2 an Iron Pin old having State Plane Coordinates (SPC)of N: 632837.26, E:.1731281.30, and in the south right-of-way of Villa Crest Drive and being the southeast corner of Lot 17 on the Re-subdivision of Lot 17 Inns of Granny White Villa Estates of record in Plat Book 11190, page 114 and being the property of McKight Living Trust of Record in Instrument No. 20180524-0049676; Thence along a new severance line and the remaining Rader property Tract, South 03 degrees 00 minutes 20 seconds West, 622.63 feet to an iron pin new corner number 3 having (SPC) of N:632215.45, E:1731248.65; Thence South 58 degrees 57 minutes 57 seconds East, 395.44 feet to an iron pin new and corner number 4 having (SPC) N:632011.62, E:1731587.49 to a point being the southeast corner of the remaining Rader Tract and in the west line of State of Tennessee property Radnor Lake Natural Area of record in Book 4738, page 326;Thence with the New Radnor Lake Tract and the Existing Radnor Lake Natural area for the next 5 calls: South 07 degrees 41 minutes 01 seconds West, 215.00 feet to an iron pin old and corner number 5 with (SPC) of N: 631798.55, E:1731558.74; South 80 degrees 23 minutes 35 seconds West, 574.78 feet to an iron pin new and corner number 6 with (SPC) of N: 631706.41, E:1731012.06 and southeast corner of Parcel 68; Thence with the east line of Parcel 68, North 09 degrees 14 minutes 50 seconds West, 253.54 feet to an iron pin old and corner number 7 having (SPC) of N:631952.87, E:1730951.28 and being the northeast corner of Parcel 68 and the southeast corner of Parcel 166 of record in Instrument No. 20101118-0092212; Thence with the east line of Parcel 166, North 19 degrees 27 minutes 08 seconds West, 314.92 feet to an iron pipe old at corner number 8 having (SPC) of N:632249.81, E:1730846.41; Thence North 05 degrees 52 minutes 48 seconds East, 164.48 feet to an iron pin old at corner number 9 having (SPC) of N:632413.42, E:1730863.26 and being the southeast corner of Lot 5 and Parcel 19 of said Re-subdivision plat of Lot 17; Thence with the east line of Lot 5, North 06 degrees 43 minutes 32 seconds east, 478.06 feet to an iron pin new and corner number 1 having (SPC) N:632888.19, E:1730919.25 to the southwest corner of said Lot 17; Thence with the south line of Lot 17, South 81 degrees 59 minutes 34 seconds East, 365.62 feet to the Point of Beginning and containing 513,439.72 Square feet or 11.787 acres, more or less, according to a survey by Wold/HFR Design, Inc., Michael R. Williams, TN RLS #1906, dated 11-12-2021, project No. W207462.

Together with a 50' x 80' Access and Utility Easement for Tract 2 more particularly described as follows:

Being a portion of land located in Metropolitan Nashville - Davidson County, Tennessee, Tract 1 to remain a portion of the David and Beth Rader property, Portion of Parcel 86.00 of record in Instrument No. 20130130-0009495, being more particularly described as follows:

Beginning at an Iron Pin old having State Plane Coordinates (SPC)of N: 632837.26, E:.1731281.30, and in the south right-of-way of Villa Crest Drive and being the southeast corner of Lot 17 on the Re-subdivision of Lot 17 Inns of Granny White Villa Estates of record in Plat Book 11190, page 114 and being the property of McKight Living Trust of Record in Instrument No. 20180524-0049676; Thence along the south right-of-way of Villa Crest Drive and the north line of the remaining Rader Tract 1, South 81 degrees 59 minutes 34 seconds East, 80.00 feet to a point; South 03 degrees 00 minutes 20 seconds West, 50.00 feet to a point; North 81 degrees 59 minutes 34 seconds West, 80.00 feet to a point in the new severance line; North 03 degrees 00 minutes 20 seconds East, 50.00 feet to the Point of Beginning and containing 4,000 square feet. This easement is across the remaining Rader Tract for the benefit of Tract 2 the Radnor Lake Natural Area Tract for the purpose of Access for Utilities and Ingress/Egress.

Being part of the same property conveyed to David S. Rader and wife, Beth Thornton Rader, by deed dated April 19, 2012, from Beth Thornton Rader, David S. Thornton, Ray C. Thornton and Steven P. Thornton, as to a 67% ownership interest, and Beth Thornton Rader, Trustee of the Annie C. Thornton Annuity Trust u/a dated March 17, 1993, as to a 33% ownership interest, of record in Instrument No. 20120518-0043127, Register's Office for Davidson County, Tennessee. Being further conveyed to David S. Rader and wife, Beth Rader by Quitclaim Deed dated January 28, 2013 of record in Instrument No. 20130130-0009495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor.

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 executed and authenticated according to law on 12/30/21.

George E. Mudter, Jr.
Dated 12/30/21

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 acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/30/21

My commission expires 10/2/2023

