Karen Johnson Davidson County
Batch# 880618 DEEDWARRSP
06/29/2022 12:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220629-0075213

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Nashville Airport Authority 140 BNA Park Drive, Suite 520 Nashville, Tennessee 37214 Attn: Commercial Development	Map/Parcel No. 121-00-0-016.01	Same as New Owner.
This instrument prepared by: Robert E. Wood, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 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, WILLIAM MARK WINTERS, an individual residing in the State of Tennessee (the "Grantor"), has bargained and sold, and by these presents transfer and convey to the METROPOLITAN NASHVILLE AIRPORT AUTHORITY (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, interests 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 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 unimproved property located at 0 Waggoner Road, Nashville, 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.

STATE OF
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $135,000.00; provided, however, this transfer is exempt from taxation pursuant to T.C.A. Section 32-4-102 and T.C.A. Section 67-4-409(f)(1) and no transfer tax is due.

STEPHANIE G. COVINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

Affiant

Subscribed and sworn to before me this 28th day of June, 2022.

Notary Public
My Commission Expires: 1/8/24

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28th day of June, 2022.

GRANTOR:

William Mark Winters

WILLIAM MARK WINTERS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Stephanie G. Covington, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM MARK WINTERS, 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, Tennessee, this the 28th day of June, 2022.

Stephanie G Covington

Notary Public

My Commission Expires: 1/8/24

STEPHANIE G. COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

EXHIBIT A

DESCRIPTION OF PROPERTY

Being in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, described according to a survey made by L. C. Patty, Surveyor, July 16, 1964, as follows:

Beginning at a stake in Goodwin Lane at a point South 88 degrees 17 minutes East of an iron pipe in fence located 11.6 feet North of power pole no. 10803.12, and being driven in dogwood stump between sprouts of same, and being 899.6 feet South of the original Northeast corner of the Goodwin farm: thence North 88 degrees 17 minutes West 1155.9 feet to an iron pipe in fence, passing an iron pipe at 12 feet and an iron pipe in reference point on hill at 657 feet: thence North 2 East 179 feet with Wright's line to an iron pipe in fence corner, at the Southwest corner of the property conveyed to Buford Goodwin, et al, of record in Book 2910, page 21, Register's Office for said County, said point being 762 feet, more or less, South of the original Northwest corners thence South 86 degrees 20 minutes East 1159.4 feet with row of fence posts to a stake in Goodwin Lane, Passing an iron pipe in fence at 1147.9 feet, thence with Goodwin Lane, South 3 degrees 15 minutes West 139.6 feet to the beginning, containing 4.23 acres, more or less.

Included in this conveyance is all of Grantor's rights in and to that certain access easement over the existing driveway providing access to the property from the public road known as Pulley Road.

Being the same property conveyed to William Mark Winters, married, by Warranty Deed from Faith D. Francis of record in Instrument No. 20170705-0067367, Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on July 05, 2017. The aforementioned deed of record in Instrument No. 20170705-0067367, said Register's Office, erroneously stated that the grantee, William Mark Winters, was married at the time of the conveyance. He was, in fact, unmarried at that time and remains unmarried.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2022 and subsequent years, a lien, not yet due and payable.

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or 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 June 28, 2022 (date of document).

Affiant Signature

June 28, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of June, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY