Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa Parks Avenue Tennessee Tower, 24th Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 145-168.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

Karen Johnson Davidson County
Batch# 978085 DEEDWARR
03/07/2023 03:33:59 PM 6 pgs
Fees: $32.00 Taxes: $0.00



20230307-0016507

WARRANTY DEED

TRANSACTION NUMBER 22-07-003

FOR AND IN CONSIDERATION of the sum of FOUR MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($4,300,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation** ("Grantor"), does hereby transfer and convey to **STATE OF TENNESSEE** ("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 said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantor is advised that Grantee utilized acquisition funds under the State Land Acquisition Fund, therefore no rollback taxes will be assessed pursuant to T.C.A.§ 67-04-409(j)(5).

This is unimproved property located at 0 Villa Crest Drive in Davidson County, Nashville, Tennessee 37220 containing 513,439.72 square feet or 11.787 acres more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $4,300,000.00 State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 7th day of ~~February~~ March, 2023.

GRADY P. VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 9-7-26

WITNESS, this 7th day of ~~February~~ March, 2023.

FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation

BY: _____
Will S. Robinson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 7th day of ~~February~~ March, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Will S. Robinson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the PRESIDENT respectively of the **FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation** the within named bargainor, a corporation, and that he as such President being authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Will S. Robinson as such President.

Witness my hand and official seal on this the 7th day of ~~February~~ March, 2023.

Notary Public

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Commission Expires: _____

EXHIBIT A
Transaction Number 22-07-003

Being land located in Metropolitan Nashville - Davidson County, Tennessee, Tax Map 145, Parcel 168 to be conveyed to State of Tennessee and being property of the Friends of Radnor Lake of record in Instrument No. 20220111-0003213, 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 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 A.E., Michael R. Williams, TN RLS #1906, dated 02-10-2023, project No. 237333.

50' x 80' Access and Utility Easement for Tract 2

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

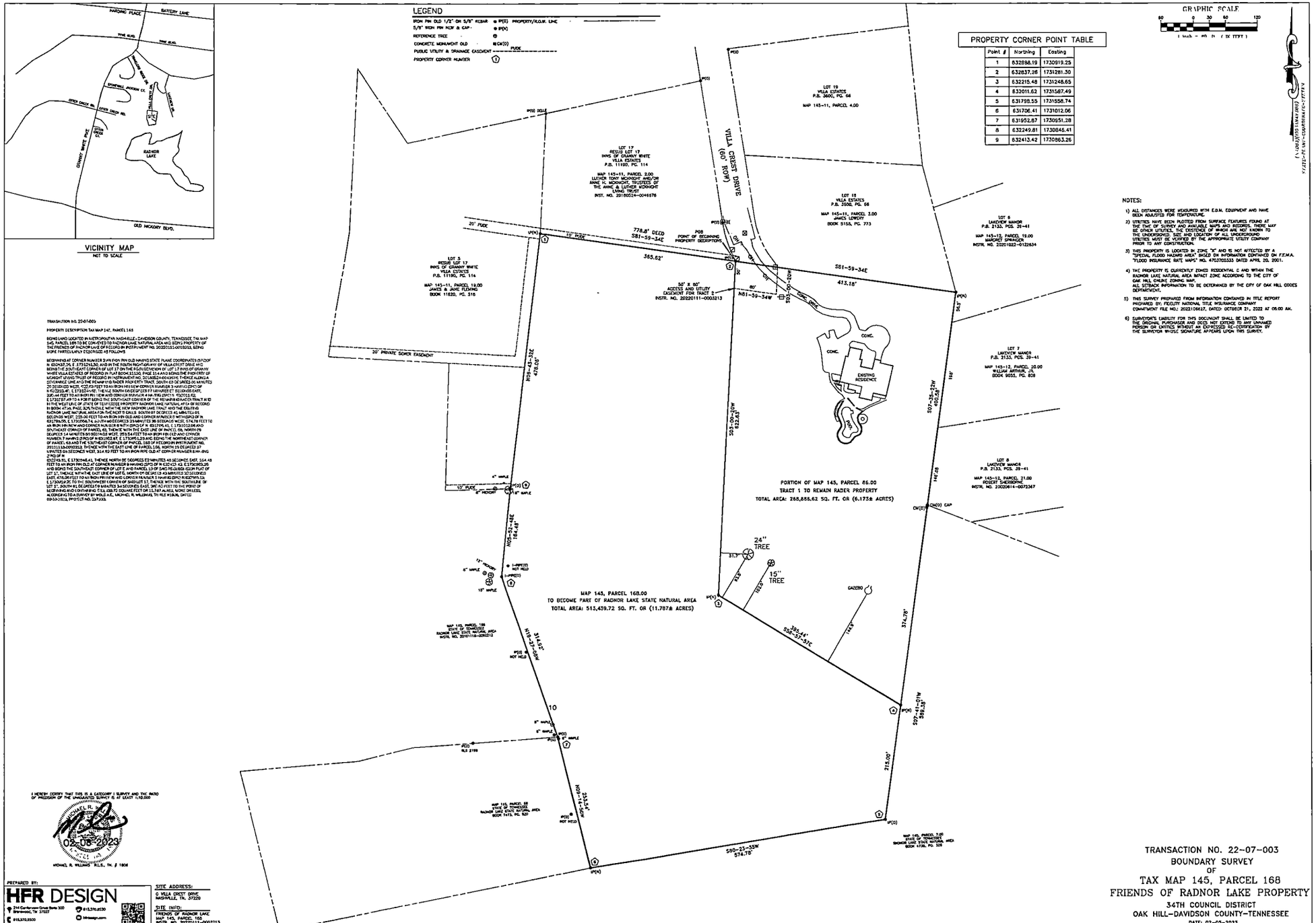
No. 20180524-0049676; Thence along the south right-of-way of Villa Crest Drive and the north line of the remaining Rader Tract 1, South 81 degrees 59 minutes 34 seconds East, 80.00 feet to a point; South 03 degrees 00 minutes 20 seconds West, 50.00 feet to a point; North 81 degrees 59 minutes 34 seconds 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 a portion of the same property conveyed to David S. Rader and wife, Beth Rader by Quitclaim Deed from David S. Rader and wife, Beth Thornton Rader of record in Instrument No. 20130130-0009495 Register's Office for Davidson County, Tennessee, dated January 28, 2013 and recorded on January 30, 2013.

Being the same property conveyed to Friends of Radnor Lake, a Tennessee non-profit corporation by Warranty Deed from David S. Rader and wife, Beth Rader of record in Instrument No. 20220111-0003213, Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 11, 2022.

Exhibit B
Transaction Number 22-07-003
Permitted Encumbrances

1. Taxes for the year 2023 and subsequent years.
2. Subject to 50' x 80' Easement for the purpose of Access for Utilities and Ingress/Egress Easement of record in Instrument No. 20220111-0003213, in the Register's Office for Davidson County, Tennessee.



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EXHIBIT C
TRANSACTION NUMBER 22-07-003