Prepared By:

Bankers Title and Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch # 1080441 DEEDWARR
12/11/2023 10:14:48 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231211-0095222

SEND TAX BILL TO:
Conveyance to
**METRO GOV'T WW WATER & SEWER,**
The Metropolitan Government of Nashville and Davidson County, Tennessee - EXEMPT

NAME AND ADDRESS OF NEW OWNER:
Metropolitan Government of Nashville
and Davidson County, Tennessee/Metro Water Services
1600 Second Avenue North
Nashville, Tennessee 37208

Map/Parcel: 091-11-0-031.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Core 3 Nashville, LLC, a Tennessee limited liability company, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and. convey unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter the GRANTEE, its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Revised Plan of Section 1, Morrow Meadows, as of record in Book 2083, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Roger Lee DeLoach and wife, Helen DeLoach by Warranty Deed from Bobby R. Cannon and wife, Shirley M. Cannon of record in Book 3250, Page 355, Register's Office for Davidson County, Tennessee, dated June 30, 1961 and recorded on July 03, 1961. (Value of consideration shown in aforementioned deed $ 7,950.00.)

Said Roger Lee DeLoach became deceased on March 07, 2021, vesting Helen DeLoach as the surviving tenant.

Said Helen DeLoach became deceased on September 07, 2021.

Affidavits of Heirship recorded in Instrument No. 20211222-0169027 and 20211222-0169028, said Register's Office.

Being the same property conveyed to Tonya Leanne Wilkerson by Quitclaim Deed from Roger Dale DeLoach of record in Instrument No. 20211222-0169029, Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on December 22, 2021. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Victoria Lynn Price by Quitclaim Deed from Barbara Jean Criswell of record in Instrument No. 20211222-0169030, Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on December 22, 2021. (Value of consideration shown in aforementioned deed $ 0.00.)

Being the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Warranty Deed from Victoria Lynn Price and Judy A. Taylor and Tonya Wilkerson and Larry F. Deloach of record in Instrument No. 20220601-0062921 Register's Office for Davidson County, Tennessee, dated May 24, 2022 and recorded on June 01, 2022. (Value of consideration shown in aforementioned deed $320,000.00.)

Being the same property conveyed to Core 3 Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20220610-0066129 Register's Office for Davidson County, Tennessee, dated May 24, 2022 and recorded on June 10, 2022. (Value of consideration shown in aforementioned deed $360,500.00.)

This conveyance is made subject to (1) Taxes which have been prorated; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 606 Delray Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Restrictions and provisions are hereby imposed by the Grantee, The Metropolitan Government of Nashville and Davidson County, Tennessee, and the Flood Mitigation Assistance Program ("FMA") on the property described in attached Exhibit "A", as covenants running with the land.

Witness my hand this 1 DAY OF December, 2023.

GRANTOR(S):

Core 3 Nashville, LLC, a Tennessee limited liability company

BY: _____
Roger Rhodes Jr.
Its: Member

BY: _____
Lewis Cosby
Its: Member

BY: _____
Christopher Muscatello
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Roger Rhodes Jr., Lewis Cosby, and Christopher Muscatello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of **Core 3 Nashville, LLC**, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company as Members.

Witness my hand, at office, this 1st DAY OF December, 2023.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
**NOTARY PUBLIC**

My Commission Expires:

# Deed Restriction

## Exhibit A

In reference to the property or properties ("Property") conveyed by the Deed between **Core 3 Nashville, LLC. (Roger Rhodes Jr., Lewis Cosby, and Christopher Muscatello)** participating in the federally assisted Richland Creek Flood Risk Management acquisition project ("the Grantor") and Metropolitan Government of Nashville and Davidson County, ("the Grantee"), its successors and assigns:

WHEREAS, Section 1402(a) of the Water Resources Development Act of 2016 directs that the portion of the specifically authorized Richland Creek, Tennessee project consisting of measures within the Richland Creek Basin be carried out pursuant to Section 205 of the Flood Control Act of 1948, as amended (33U.S.C 701s) (hereinafter "Section 205").

WHEREAS, the Flood Risk Management program of the U. S. Army Corps of Engineers provides the Federal government a process for a local government, to receive federal funds for Flood Risk Management assistance to acquire interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of the Property as open space in perpetuity;

Whereas, the Nashville District Engineer has been awarded such funding from the U. S. Army Corps of Engineers and has entered into a Flood Risk Management grant, The Richland Creek Flood Risk Management Grant Agreement with and herein incorporated by reference, making it a flood risk management program grantee.

Whereas, the Property is located in Davidson County, and Metropolitan Government of Nashville and Davidson County participates in the National Flood Insurance Program and is in good standing with NFIP as of the date of the Deed;

Whereas, the Metro Water Services, acting by and through the Metropolitan Government of Nashville and Davidson County Board, has been awarded federal funds pursuant to an agreement with the Nashville District of Engineer, U. S. Army Corps of Engineers dated February 19, 2019 ("Project Partnership Agreement"), and herein incorporated by reference, making it a flood risk management grant program subgrantee;

Whereas, the Property is located in Davidson County, and the Metropolitan Government of Nashville and Davidson County participates in the National Flood Insurance Program ("NFIP") and is in good standing with NFIP as of the date of the Deed;

Now, therefore, the grant is made subject to the following terms and conditions:

1. Terms. The following conditions and restrictions shall apply in perpetuity to the Property described in the attached deed concerning the acquisition of property for open space:

    a. Compatible uses. The Property shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions. Such uses may include: parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping (except where adequate warning time is not available to allow evacuation); unimproved, unpaved parking lots; buffer zones; and other uses consistent for open space acquisition.

    b. Structures. No new structures or improvements shall be erected on the Property other than:

        i. A public facility that is open on all sides and functionally related to a designated open space or recreational use;

        ii. A public rest room; or

iii. A structure that is compatible with open space and conserves the natural function of the floodplain, including the uses described in Paragraph 1.a., above.

iv. Any improvements on the Property shall be in accordance with proper floodplain management policies and practices. Structures built on the Property according to paragraph b. of this section shall be flood proofed or elevated to at least the base flood level plus 1 foot of freeboard, or greater, as required by the local ordinance.

c. Disaster Assistance and Flood Insurance. The Property is not eligible for coverage under the NFIP for damage to structures on the property occurring after the date of the property settlement, except for pre-existing structures being relocated off the property as a result of the project.

d. Transfer. The Grantor, including successors in interest, shall convey any interest in the Property only if given prior written approval of the transferee in accordance with this paragraph.

i. The request by the Grantor must include a signed statement from the proposed transferee that it acknowledges and agrees to be bound by the terms of this section, and documentation of its status as a qualified conservation organization if applicable.

ii. The Grantor may convey a property interest only to a public entity or to a qualified conservation organization. However, the Grantor may convey an easement or lease to a private individual or entity for purposes compatible with the uses described in paragraph (a), of this section, so long as the conveyance does not include authority to control and enforce the terms and conditions of this section.

iii. If title to the Property is transferred to a public entity other than one with a conservation mission, it must be conveyed subject to a conservation easement that shall be recorded with the deed and shall incorporate all terms and conditions set forth in this section, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:

a) The Grantor shall convey, in accordance with this paragraph, a conservation easement to an entity other than the title holder, which shall be recorded with the deed, or

b) At the time of title transfer, the Grantor shall retain such conservation easement, and record it with the deed.

iv. Conveyance of any property interest must reference and incorporate the original deed restrictions providing notice of the conditions in this section and must incorporate a provision for the property interest in the event that the transferee ceases to exist or loses its eligible status under this section.

2. Inspection. No inspections will be required.

3. Monitoring and Reporting. No monitoring will be required.

4. Enforcement. Metro Water Services-Stormwater will be responsible for enforcement to maintain the property.

5. Amendment. There shall be no amendment to this deed restriction.

6. Severability. The will be no severability.

Grantor's Signature: _____ Date: December 1, 2023

Grantor's Name (printed or typed): Roger Rhodes Jr.

Grantor's Signature: _____ Date: December 1, 2023

Grantor's Name (printed or typed): Lewis Cosby

Grantor's Signature: _____ Date: December 1, 2023

Grantor's Name (printed or typed): Christopher Muscatello

Grantee's Signature: _____ Date: December 1, 2023

Grantee's Name (printed or typed): Tom Palko

Grantee's Title: Assistant Director, Metro Water Services, Stormwater Division