Karen Johnson Davidson County
Batch# 1151422 DEEDWARRSP
06/26/2024 01:42:30 PM 5 pgs
Fees: $28.00 Taxes: $15,684.30
20240626-0047981

FROM: **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

TO: **PIEDMONT NATURAL GAS COMPANY, INC.**

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Piedmont Natural Gas Company, Inc. 4720 Piedmont Row Drive Charlotte, North Carolina 28210	same as new owner	08214002100

PREPARED BY: Metropolitan Department of Law, 108 Metropolitan Courthouse, Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This actual consideration for this transaction is $4,239,000.00.

LISA FARRIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES AUGUST 24, 2024

Affiant

Subscribed and sworn to before me, this the 25 day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 08-24-2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **PIEDMONT NATURAL GAS COMPANY, INC.**, a North Carolina corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property):

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

This is improved property with an address of 800 Second Avenue North, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the Property together with all appurtenances, hereditaments, estate title and interest thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns forever, subject only to (i) the encumbrances, covenants, conditions, restrictions, easements and matters set forth below and (ii) those encumbrances, covenants, conditions, restrictions, easements and matters of record preceding Grantor's ownership of the Property (collectively, the "Permitted Encumbrances"):

1. Real estate taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 082-14-0-021.00, a lien not yet due and payable.

2. Electric Utility Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20230418-00228429, Register's Office for Davidson County, Tennessee.

GRANTOR further covenants and binds itself and its representatives, successors and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Encumbrances), but not further or otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 25th day of June, 2024.

GRANTOR:

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

By: Abraham Wescott
Print Name: Abraham Wescott
Print Title: Director of Public Property Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Abraham Wescott, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Director of Public Property Administration of the **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**, the within named bargainor, and that he as such Director of Public Property Administration, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**, by himself as Director of Public Property Administration.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 25th day of June, 2024.

Julie Conn
NOTARY PUBLIC

My Commission Expires: 1/4/2027

JULIE CONN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

#503107401_v3

Exhibit A

Property Address: 800 2nd Avenue North, Nashville, Tennessee 37201

Metro Parcel Identification Number 08214002100

Land in Davidson County, Tennessee, being further described as follows:

Beginning at an iron rod in the South margin of Stockyard Street, formerly Whiteside Street, said rod being 34 feet east from the intersection of the East margin of Second Avenue North, formerly Market Street;

Thence, with the South margin of Stockyard Street, North 63 degrees 15 minutes 43 seconds East, a distance of 278.66 feet to an iron rod in the West margin of First Avenue North, formerly Front Street: thence, along the West margin of First Avenue North, South 26 degrees 31 minutes 11 seconds East, a distance of 630.00 feet to an iron rod;

Thence, South 63 degrees 15 minutes 43 seconds West, a distance of 310.26 feet to a spike in the East margin of Second Avenue North;

Thence, along the East margin of Second Avenue North, North 26 degrees 44 minutes 17 seconds West, a distance of 609.00 feet to an iron rod, being the corner of a small tract owned by Nashville Gas Company; thence, along the Nashville Gas Company boundary, North 63 degrees 15 minutes 43 seconds East, a distance of 34 feet to an iron rod;

Thence, continuing with the Nashville Gas Company boundary, North 26 degrees 44 minutes 17 seconds West, a distance of 21.00 feet to an iron rod, being the point of beginning, and containing 4.49 acres, more or less.

Being part of the property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Piedmont Natural Gas Company, Inc., successor by merger, succession and acquisition to Tennessee Natural Resources, Inc., Nashville Gas Company and Nashville Gas and Heating Company, of record in Book 7913, page 174, as corrected by Deed of Correction, of record in Book 8398, page 819, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lisa Farris, do hereby make oath that I am a licensed attorney and/or 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 06-25-2024.

Date

Lisa Farris

Affiant Signature

06-25-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of June, 2024.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202406260047981