

This instrument prepared by:
Kenneth P. "Pete" Ezell, Jr.
Baker Donelson
Baker Donelson Center
211 Commerce Street, Suite 800
Nashville, TN 37201

QUITCLAIM DEED

<u>Address New Owners As Follows:</u>	<u>Send Tax Bills To:</u>
The Industrial Development Board of the County of Cumberland, Tennessee c/o City Clerk 392 North Main Street Crossville, Tennessee 38555	Not Applicable
<u>Map & Parcel No.</u>	Map 100, Parcel 12.01 Map 87, Parcel 91.15

THE CITY OF CROSSVILLE, TENNESSEE, a municipal corporation (the "Grantor"), does hereby transfer and convey unto THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF CUMBERLAND, TENNESSEE, a public not-for-profit corporation of the State of Tennessee (the "Grantee") its successors and assigns, all of Grantor's right title and interest in and to property located in Crossville, Cumberland County, Tennessee, more particularly described on the attached Exhibit A.

BEING the same property conveyed to The City of Crossville, Tennessee by Special Warranty Deed from Westinghouse Electric Corporation, of record in Book D466, pages 419-422, Register's Office, Cumberland County, Tennessee and by Warranty Deed from Hugh E. Davenport and Joe M. Looney, Conservator for Helen D. Davenport of record in Book D477, pages 770-772, Register's Office, Cumberland County, Tennessee;

And subject to all matters of record, including, but not limited to, that certain Perpetual Conservation Easement Grant made as of July 12, 2013 and recorded in Book 1412 at Page 2157, Register's Office Cumberland County, Tennessee.

[Signature Page Follows]

IN WITNESS WHEREOF, this Quitclaim Deed has been executed this ____ day of October, 2020.

THE CITY OF CROSSVILLE, TENNESSEE

By: _____
James Mayberry, Mayor

The actual consideration for this transfer is \$0.00. This Instrument is exempt from the Tennessee recording tax pursuant to Tenn. Code Ann. Section 67-4-409(f).

STATE OF TENNESSEE)
) ss.
COUNTY OF CUMBERLAND)

On this __ day of October, 2020, before me appeared James Mayberry, to me personally known, who stated that he is the Mayor of the City of Crossville, Tennessee, and that he is duly authorized to execute the foregoing instrument for and in the name and behalf of the City of Crossville, Tennessee, and further stated and acknowledged that he has so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth..

In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year written above.

Notary Public
My commission expires: _____

EXHIBIT A
LEGAL DESCRIPTIONS

Being the following described real estate situated in the First (1st) Civil District of Cumberland County, Tennessee, being the same property which is recorded in Deed Book 466, Page 419 and Deed Book 477, Page 766 in the Register's Office of Cumberland County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the east right-of-way of Genesis Road (TN State Route 298), being the southwest corner of Church of Jesus Christ of Latter Day Saints property (Book D268, Page 795) and the northwest corner of the property described herein; thence leaving said right-of-way and running with the south line of the church property for three (3) calls as follows: South 67 degrees 26 minutes 56 seconds East for a distance of 496.82 feet to a 5/8-inch rebar set, South 67 degrees 38 minutes 08 seconds East for a distance of 500.08 feet to a 1/2-inch rebar found, North 14 degrees 31 minutes 42 seconds East for a distance of 261.46 feet to a 1/2-inch pipe found, being the northeast corner of Church of Jesus Christ of Latter Day Saints property and the southeast corner of William Douglas and Christopher Hughes property (Book D373, Page 65); thence leaving the church property and running with the east line of Douglas and Hughes for two (2) calls as follows: North 19 degrees 34 minutes 32 seconds East for a distance of 239.98 feet to a 1/2-inch rebar found, North 19 degrees 30 minutes 46 seconds East for a distance of 532.30 feet to a 5/8-inch rebar set, being the northeast corner of Douglas and Hughes and the southeast corner of right-of-way of Cox Avenue; thence leaving Douglas and Hughes and running with the east right-of-way of Cox Avenue North 09 degrees 28 minutes 27 seconds East for a distance of 61.35 feet to a 5/8-inch rebar found in the south line of Joel Padgett (Book 1046, Page 2204), said point being the northeast corner of right-of-way of Cox Avenue and the northwest corner of the property described herein; thence leaving Cox Avenue and running with Padgett South 66 degrees 52 minutes 13 seconds East for a distance of 999.28 feet to a 1/2-inch rebar found in the west line of Owen Cook (Book 1073, Page 2413), being the southeast corner of Padgett and the northeast corner of the property described herein; thence leaving Padgett and running with Cook for three (3) calls as follows: South 23 degrees 07 minutes 41 seconds West for a distance of 540.89 feet to a point, South 23 degrees 07 minutes 41 seconds West for a distance of 529.57 feet to a 1/2-inch rebar found, South 22 degrees 46 minutes 00 seconds West for a distance of 339.29 feet to a stone, being the southwest corner of Cook and the northwest corner of Michael Stone (Book 1397, Page 1977); thence leaving Cook and running with the west line of Stone South 23 degrees 08 minutes 30 seconds West for a distance of 716.19 feet to a 1/2-inch rebar found, being the northeast corner of Christine Bilyeu (Book 1175, Page 1434) and the southeast corner of the property described herein; thence leaving Stone and running with the north line of Bilyeu for three (3) calls as follows: North 67 degrees 34 minutes 04 seconds West for a distance of 873.04 feet to a 1/2-inch rebar found, North 68 degrees 47 minutes 06 seconds West for a distance of 536.22 feet to a 1/2-inch rebar found, North 69 degrees 21 minutes 12 seconds West for a distance of 414.34 feet to a point in the east right-of-way of Genesis

Road (TN State Route 298) in a curve to the left (Radius = 1444.17 feet, Arc Length = 470.47 feet), being the northwest corner of Bilyeu and the southwest corner of the property described herein; thence leaving Bilyeu and running with said right-of-way and curve a chord bearing of North 24 degrees 29 minutes 52 seconds East for a chord distance of 468.39 feet to a point; thence continuing with said right-of-way North 15 degrees 09 minutes 54 seconds East for a distance of 609.45 feet to the point of beginning and containing **67.34 Acres**, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on February 17, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion of the property to State of Tennessee as conveyed in Deed Book 1075, Page 1481, that portion of the property to Crossville Owner, LLC as conveyed in Deed Book 1412, Page 2152, and that portion of the property to City of Crossville as conveyed in Deed Book 1442, Page 853 as of record in the Cumberland County Register's Office in Crossville, Tennessee, being the same property as described in Book D504, Page 380.