

Form **990**
Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047
2019
Open to Public Inspection

A For the **2019** calendar year, or tax year beginning **04-01-2019**, and ending **03-31-2020**

B Check if applicable:
 Address change
 Name change
 Initial return
 Final return/terminated
 Amended return
 Application pending

C Name of organization
THE LAND TRUST FOR TENNESSEE INC

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) Room/suite
4000 FRANKLIN PIKE

City or town, state or province, country, and ZIP or foreign postal code
NASHVILLE, TN 37204

D Employer identification number
62-1770549

E Telephone number
(615) 244-5263

G Gross receipts \$ 3,029,255

F Name and address of principal officer:
ELIZABETH MCLAURIN
4000 FRANKLIN PIKE
NASHVILLE, TN 37204

H(a) Is this a group return for subordinates? Yes No

H(b) Are all subordinates included? Yes No
If "No," attach a list. (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status: 501(c)(3) 501(c) () ◀ (insert no.) 4947(a)(1) or 527

J Website: ▶ WWW.LANDTRUSTTN.ORG

K Form of organization: Corporation Trust Association Other ▶

L Year of formation: 1999

M State of legal domicile: TN

Part I Summary

1 Briefly describe the organization's mission or most significant activities:
TO CONSERVE THE UNIQUE CHARACTER OF TENNESSEE'S NATURAL AND HISTORIC LANDSCAPES AND SITES FOR FUTURE GENERATIONS.

2 Check this box if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)	3	16
4 Number of independent voting members of the governing body (Part VI, line 1b)	4	16
5 Total number of individuals employed in calendar year 2019 (Part V, line 2a)	5	25
6 Total number of volunteers (estimate if necessary)	6	30
7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b Net unrelated business taxable income from Form 990-T, line 39	7b	0

	Prior Year		Current Year	
8 Contributions and grants (Part VIII, line 1h)		4,747,666		2,631,456
9 Program service revenue (Part VIII, line 2g)		0		0
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)		137,015		152,733
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		-21,784		80,961
12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)		4,862,897		2,865,150
13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0		0
14 Benefits paid to or for members (Part IX, column (A), line 4)		0		0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)		1,314,154		1,376,248
16a Professional fundraising fees (Part IX, column (A), line 11e)		0		0
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 301,095				
17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)		681,782		1,909,747
18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)		1,995,936		3,285,995
19 Revenue less expenses. Subtract line 18 from line 12		2,866,961		-420,845
	Beginning of Current Year		End of Year	
	20 Total assets (Part X, line 16)	21,541,487		20,559,548
21 Total liabilities (Part X, line 26)		222,290		135,166
22 Net assets or fund balances. Subtract line 21 from line 20		21,319,197		20,424,382

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here
Signature of officer: *****
Date: 2021-02-16
ELIZABETH MCLAURIN PRESIDENT & CEO
Type or print name and title

Paid Preparer Use Only
Print/Type preparer's name: Preparer's signature: Date: 2021-02-15
Check if self-employed PTIN: P00320901
Firm's name ▶ KRAFTCPAS PLLC Firm's EIN ▶ 62-0713250
Firm's address ▶ 555 GREAT CIRCLE ROAD Phone no. (615) 242-7351
NASHVILLE, TN 37228

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:

TO CONSERVE THE UNIQUE CHARACTER OF TENNESSEE'S NATURAL AND HISTORIC LANDSCAPES AND SITES FOR FUTURE GENERATIONS.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 2,852,237 including grants of \$) (Revenue \$)
See Additional Data

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe in Schedule O.)
(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses ▶ 2,852,237

Part IV Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A	Yes	
2	Is the organization required to complete Schedule B, Schedule of Contributors (see instructions)?	Yes	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I		No
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II		No
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III		No
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II	Yes	
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III		No
9	Did the organization report an amount in Part X, line 21 for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV		No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi endowments? If "Yes," complete Schedule D, Part V	Yes	
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
11a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI	Yes	
11b	Did the organization report an amount for investments—other securities—in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII	Yes	
11c	Did the organization report an amount for investments—program related—in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII		No
11d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX		No
11e	Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X	Yes	
11f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X	Yes	
12a	Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII	Yes	
12b	Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional		No
13	Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?		No
14b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV		No
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? If "Yes," complete Schedule F, Parts II and IV		No
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? If "Yes," complete Schedule F, Parts III and IV		No
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions)		No
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	Yes	
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III		No
20a	Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H		No
20b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II		No

Part IV Checklist of Required Schedules (continued)

Table with 3 main columns: Question/Description, Yes, No. Rows 22-38 covering various organizational requirements and reporting obligations.

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V []

Table with 3 main columns: Question/Description, Yes, No. Rows 1a-1c regarding Form 1096, Forms W-2G, and backup withholding rules.

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

Main form area containing questions 2a through 16, including sub-questions like 2b, 3a, 3b, 4a, 4b, 5a, 5b, 5c, 6a, 6b, 7a, 7b, 7c, 7d, 7e, 7f, 7g, 7h, 8, 9a, 9b, 10a, 10b, 11a, 11b, 12a, 12b, 13a, 13b, 13c, 14a, 14b, 15, and 16.

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions. Check if Schedule O contains a response or note to any line in this Part VI



Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a (16), 1b (16), 2, 3, 4, 5, 6, 7a, 7b, 8a, 8b, 9.

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 3 columns: Question, Yes, No. Rows include: 10a, 10b, 11a, 11b, 12a, 12b, 12c, 13, 14, 15a, 15b, 16a, 16b.

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed TN, KY, AL
18 Section 6104 requires an organization to make its Form 1023 (or 1024-A if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20 State the name, address, and telephone number of the person who possesses the organization's books and records: ELIZABETH MCLAURIN 4000 FRANKLIN PIKE NASHVILLE, TN 37204 (615) 244-5263

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

- 1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.
- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
 - List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
 - List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
 - List all of the organization's **former** officers, key employees, or highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
 - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- See instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) GREG VITAL DIRECTOR	1.00	X						0	0	0
(2) JOE HODGSON DIRECTOR	1.00	X						0	0	0
(3) KATE SHERRARD CHINN DIRECTOR	1.00	X						0	0	0
(4) ROSEMARY MCILHENNY DIRECTOR	1.00	X						0	0	0
(5) CHARLES ELCAN DIRECTOR	1.00	X						0	0	0
(6) KELLY GILL DIRECTOR	1.00	X						0	0	0
(7) LYNN LASSITER KENDRICK DIRECTOR	1.00	X						0	0	0
(8) MARTIN BROWN JR DIRECTOR & SECRETARY	2.00	X		X				0	0	0
(9) KIMBERLY KAEGI DIRECTOR	1.00	X						0	0	0
(10) GENTRY BARDEN DIRECTOR & BOARD CHAIR	2.00	X		X				0	0	0
(11) DAVID DARST DIRECTOR & TREASURER	2.00	X		X				0	0	0
(12) ELIZABETH MCLAURIN DIRECTOR & PRESIDENT/CEO	40.00	X		X				145,925	0	11,258
(13) ROBERT BRANDT DIRECTOR	1.00	X						0	0	0
(14) DOUG CAMERON DIRECTOR	1.00	X						0	0	0
(15) MARK MANNER DIRECTOR & IMMEDIATE PAST	1.00	X						0	0	0
(16) LOUISE BEASLEY DIRECTOR	1.00	X						0	0	0
(17) Alysia MERCER DIRECTOR OF FINANCE	40.00			X				97,539	0	21,406

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(18) EMILY PARISH VICE PRESIDENT OF CONSERVA	40.00			X				113,485	0	12,057
1b Sub-Total										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)							356,949	0		44,721

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization ▶ **2**

	Yes	No
3 Did the organization list any former officer, director or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		No
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	Yes	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization ▶ **0**

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns . . .	1a			
	b Membership dues . . .	1b			
	c Fundraising events . . .	1c	162,500		
	d Related organizations	1d			
	e Government grants (contributions)	1e			
	f All other contributions, gifts, grants, and similar amounts not included above	1f	2,468,956		
	g Noncash contributions included in lines 1a - 1f:\$	1g	35,391		
	h Total. Add lines 1a-1f		2,631,456		

Program Service Revenue	Business Code					
	2a					
	b					
	c					
	d					
	e					
	f All other program service revenue.					
	g Total. Add lines 2a-2f.					

Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		152,733			152,733	
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
	6a Gross rents	(i) Real	6a				
			(ii) Personal				
		b Less: rental expenses	6b				
		c Rental income or (loss)	6c				
	d Net rental income or (loss)						
	7a Gross amount from sales of assets other than inventory	(i) Securities	7a				
			(ii) Other				
		b Less: cost or other basis and sales expenses	7b				
		c Gain or (loss)	7c				
	d Net gain or (loss)						
	8a Gross income from fundraising events (not including \$ 162,500 of contributions reported on line 1c). See Part IV, line 18	8a	245,066				
		b Less: direct expenses	8b	164,105			
		c Net income or (loss) from fundraising events		80,961			80,961
	9a Gross income from gaming activities. See Part IV, line 19	9a					
		b Less: direct expenses	9b				
		c Net income or (loss) from gaming activities					
	10a Gross sales of inventory, less returns and allowances	10a					
b Less: cost of goods sold		10b					
c Net income or (loss) from sales of inventory							
Miscellaneous Revenue	Business Code						
11a							
b							
c							
d All other revenue							
e Total. Add lines 11a-11d							
12 Total revenue. See instructions		2,865,150	0	0	233,694		

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	401,674	305,272	32,134	64,268
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	770,581	603,268	44,627	122,686
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions)	16,462	12,599	1,346	2,517
9 Other employee benefits	74,380	56,880	6,068	11,432
10 Payroll taxes	113,151	72,387	27,418	13,346
11 Fees for services (non-employees):				
a Management				
b Legal	2,033		813	1,220
c Accounting	19,688	16,048	1,456	2,184
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees	34,034	29,783	1,701	2,550
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	5,239	3,314	170	1,755
12 Advertising and promotion				
13 Office expenses	21,554	17,415	1,725	2,414
14 Information technology				
15 Royalties				
16 Occupancy	25,652	25,357	118	177
17 Travel	45,458	39,694	1,563	4,201
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	95,385	91,827	1,423	2,135
23 Insurance	72,049	63,078	3,589	5,382
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a EASEMENT & LAND ACQUISI	1,306,376	1,306,376		
b TRANSACTION ASSISTANCE	101,302	96,114		5,188
c COMPUTER EXPENSE	46,105	37,235	3,399	5,471
d MARKETING & PUBLIC RELA	32,850	9,749	147	22,954
e All other expenses	102,022	65,841	4,966	31,215
25 Total functional expenses. Add lines 1 through 24e	3,285,995	2,852,237	132,663	301,095
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720).				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part IX

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing		1	
	2 Savings and temporary cash investments	3,672,691	2	3,339,409
	3 Pledges and grants receivable, net	255,363	3	191,984
	4 Accounts receivable, net	17,855	4	19,841
	5 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	67,886	9	54,070
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 10,765,749		
	b Less: accumulated depreciation	10b 428,725	10,357,526	10c 10,337,024
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11	7,168,416	12	6,616,720
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	1,750	15	500
16 Total assets. Add lines 1 through 15 (must equal line 34)	21,541,487	16	20,559,548	
Liabilities	17 Accounts payable and accrued expenses	220,540	17	134,076
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17 - 24). Complete Part X of Schedule D	1,750	25	1,090
	26 Total liabilities. Add lines 17 through 25	222,290	26	135,166
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	11,176,398	27	9,367,654
	28 Net assets with donor restrictions	10,142,799	28	11,056,728
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
32 Total net assets or fund balances	21,319,197	32	20,424,382	
33 Total liabilities and net assets/fund balances	21,541,487	33	20,559,548	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	2,865,150
2	Total expenses (must equal Part IX, column (A), line 25)	2	3,285,995
3	Revenue less expenses. Subtract line 2 from line 1	3	-420,845
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	21,319,197
5	Net unrealized gains (losses) on investments	5	-473,970
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	20,424,382

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

- 1** Accounting method used to prepare the Form 990: Cash Accrual Other _____
 If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.
- 2a** Were the organization's financial statements compiled or reviewed by an independent accountant?
 If 'Yes,' check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- b** Were the organization's financial statements audited by an independent accountant?
 If 'Yes,' check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- c** If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?
 If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.
- 3a** As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?
- b** If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.

	Yes	No
2a		No
2b	Yes	
2c	Yes	
3a		No
3b		

Software ID:**Software Version:****EIN:** 62-1770549**Name:** THE LAND TRUST FOR TENNESSEE INC

Form 990 (2019)

Form 990, Part III, Line 4a:

FOUNDED IN 1999, THE LAND TRUST FOR TENNESSEE PERMANENTLY PROTECTS LAND THROUGH A RANGE OF TOOLS, INCLUDING DONATED CONSERVATION EASEMENTS, PURCHASED CONSERVATION EASEMENTS, LAND DONATIONS, BARGAIN SALE ARRANGEMENTS, TRANSACTION FACILITATION, AND LAND PURCHASES. THE LAND TRUST HOLDS CONSERVATION EASEMENTS ON PUBLIC AND PRIVATE LAND, INCLUDING FARMS, FORESTLAND AND URBAN OPEN SPACES; AND WE ARE THE ONLY STATEWIDE CONSERVATION ORGANIZATION WITH AN ACTIVE FARMLAND CONSERVATION PROGRAM. WE RAISE FUNDS - OFTEN TO THE TUNE OF TRIPLE OUR OPERATING BUDGET - THAT GO DIRECTLY INTO CONSERVATION PROJECTS, WHETHER FOR TRANSACTION ASSISTANCE OR FOR DIRECT ACQUISITION. WE FACILITATE ACQUISITIONS TO ADD LAND TO STATE NATURAL AREAS, STATE PARKS, STATE FORESTS, WILDLIFE PRESERVES, AND MUNICIPAL PARKS. WE ASSIST MUNICIPALITIES AND INDIVIDUALS WITH PLANNING PROCESSES AND COALITION-BUILDING AROUND THOSE PROCESSES. WE ARE ACTIVELY ENGAGED IN COMMUNITY CONSERVATION, FOSTERING COMMUNITY AWARENESS ABOUT THE PUBLIC BENEFITS OF LANDSCAPE CONSERVATION THROUGH WORKSHOPS, SCHOOL PROGRAMS, FIELD TRIPS, AND EVENTS ALL OVER THE STATE AND AT GLEN LEVEN FARM. AS OF MARCH 31, 2020, THE LAND TRUST FOR TENNESSEE HAS PERMANENTLY PROTECTED 129,054 ACRES OF LAND THROUGH 408 PROJECTS. IN FY20, THE LAND TRUST FOR TENNESSEE COMPLETED 18 NEW PROJECTS TOTALING 3,350 ACRES IN 12 COUNTIES ACROSS THE STATE. THIS INCLUDES 1,102 ACRES OF PRIME AGRICULTURAL SOILS, 16 MILES OF RIVERS AND STREAMS, AND OVER 11 MILES OF PUBLIC ROAD FRONTAGE. PROTECTED LAND INCLUDED WORKING FARMS AND FORESTS, RECREATIONAL LAND (BOTH PRIVATE AND PUBLIC), SCENIC VIEWSHEDS, WILDLIFE HABITAT, LAND WITH ECOLOGICAL SIGNIFICANCE, AND LAND CONTAINING SIGNIFICANT WATER RESOURCES. THESE PROPERTIES WERE PROTECTED THROUGH DONATED CONSERVATION EASEMENTS, PURCHASED CONSERVATION EASEMENTS, AND FACILITATED TRANSACTIONS. TRANSACTIONS WERE COMPLETED IN PARTNERSHIP WITH PRIVATE LANDOWNERS, PARTNER ORGANIZATIONS, METRO-NASHVILLE DAVIDSON COUNTY, THE DEPARTMENT OF DEFENSE AT FORT CAMPBELL, AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION ("TDEC") - STATE PARKS. CONSERVATION HIGHLIGHTS FROM FY20:" SEQUATCHIE CAVE STATE NATURAL AREA: THE LAND TRUST WORKED WITH THE STATE OF TENNESSEE, DIVISION OF NATURAL AREAS, TO EXPAND SEQUATCHIE CAVE STATE NATURAL AREA BY 1000%. THIS ACQUISITION ADDED 125 ACRES OF LAND TO THE ORIGINALLY 10-ACRE NATURAL AREA, PROTECTING MANY RARE AND ENDANGERED SPECIES AND FURTHER PROTECTING THE WATERSHED. " BELLS BEND: ON BEHALF OF THE OFFICE OF THE MAYOR AND METRO NASHVILLE PARKS, THE LAND TRUST FACILITATED THE PURCHASE OF 106 ACRES OF PRIME FARMLAND IN THE BELL'S BEND AREA OF THE CUMBERLAND RIVER IN WEST NASHVILLE. THIS PASTORAL LANDSCAPE WILL EVENTUALLY BE CONVERTED TO A PARK WITH GREENWAY TRAIL THAT WILL LINK TO BELLS BEND PARK." ROBERTSON COUNTY: THE LAND TRUST PARTNERED WITH A LOCAL FARMING FAMILY TO CONSERVE AN ADDITIONAL 1,000 ACRES OF PRIME FARMLAND IN AN AREA OF TENNESSEE WHERE AGRICULTURE IS CRITICAL TO THE COMMUNITY'S IDENTITY AND LOCAL ECONOMY. THE LAND TRUST HAS NOW PROTECTED MORE THAN 3,900 ACRES OF FARMLAND IN ROBERTSON COUNTY, CREATING AN IMPORTANT CONSERVATION BLOCK OF PROTECTED FARMLAND IN AN AREA WITH SOME OF THE BEST SOILS IN THE STATE" FT. CAMPBELL: THE LAND TRUST COMPLETED 2 ADDITIONAL PROJECTS TOTALING 235 ACRES IN PARTNERSHIP WITH FT. CAMPBELL THROUGH THE ARMY COMPATIBLE USE BUFFER (ACUB) PROGRAM. THIS UNIQUE PARTNERSHIP HAS RESULTED IN THE PERMANENT PROTECTION OF 15 PROPERTIES TOTALING OVER 3,000 ACRES, PROTECTING CRITICAL HABITAT AND OPEN SPACE SURROUNDING THE FT. CAMPBELL ARMY BASE." WILLIAMSON COUNTY: THE LAND TRUST CONTINUED ITS WORK IN WILLIAMSON COUNTY, WHERE WE COMPLETED OUR FIRST PROJECT IN 1999. IN FY20, WE COMPLETED 3 ADDITIONAL PROJECTS TOTALING 125 ACRES. THE LAND TRUST HAS NOW COMPLETED 57 PROJECTS IN WILLIAMSON COUNTY, MORE THAN ANY OTHER COUNTY IN THE STATE. " SOUTHEAST: THE LAND TRUST WORKED WITH NEIGHBORS TO PROTECT 115 ACRES OF OPEN SPACE AND FARMLAND OUTSIDE OF CHATTANOOGA, CONTINUING OUR PROMISE TO PROTECT CRITICAL LANDS WITH THE SOUTHEAST REGION OF TENNESSEE. IN ADDITION TO NEW CONSERVATION PROJECTS, THE LAND TRUST, THROUGH OUR STEWARDSHIP PROGRAM, SUCCESSFULLY MONITORED, MANAGED, AND ENFORCED APPROXIMATELY 360 EXISTING CONSERVATION EASEMENTS AND MANAGED ALMOST 1,100 ACRES OF LAND OWNED IN FEE. STAFF ALSO WORKED DIRECTLY WITH APPROXIMATELY 50 LANDOWNERS ON STEWARDSHIP ISSUES INCLUDING CONDEMNATIONS, ACTIVITY REQUESTS/APPROVALS, AND QUESTIONS.THE LAND TRUST FOR TENNESSEE SPENT MUCH OF FY20 FINALIZING OUR STRATEGIC LAND CONSERVATION PLAN TO TRANSFORM OUR WORK. THIS PLAN, CALLED FOREVER TENNESSEE, IDENTIFIES 10 CONSERVATION OPPORTUNITY REGIONS (CORS) WITH SIGNIFICANT CONSERVATION OPPORTUNITIES AND OUTLINES STRATEGIES FOR OUTREACH AND CONSERVATION OVER THE NEXT 10 YEARS. WE ARE THE FIRST STATEWIDE LAND TRUST TO SURVEY CONSERVATION RESOURCES ACROSS AN ENTIRE STATE-USING GEOGRAPHIC INFORMATION SYSTEMS (GIS) DATA AND PUBLIC INPUT-TO SET GOALS FOR PROTECTION OF LANDS WITH THE HIGHEST CONSERVATION VALUE. OUR INPUTS INCLUDED SOME 25+ DATASETS, REPRESENTING CRITICAL WILDLIFE HABITAT, FERTILE SOILS, CLIMATE CHANGE RESILIENCY, HISTORIC SITES, AND MORE, COMBINED WITH OVER 1,000 SURVEY RESPONSES FROM ACROSS TENNESSEE. WE ALSO INCLUDED POPULATION GROWTH PROJECTIONS TO ENSURE PRIORITIZATION OF THE MOST THREATENED LANDS. THERE WERE FOUR MAIN COMPONENTS OF THE PLAN: GIS MAPPING AND DATA ANALYSIS; GATHERING PUBLIC INPUT REGARDING CONSERVATION PRIORITIES; CREATING AN INTERNAL-FACING PLAN TO GUIDE OUR WORK; AND DRAFTING, DESIGNING, AND PRINTING AN EXTERNAL-FACING PLAN TO BE USED AS A COMMUNICATIONS TOOL FOR DONORS, LANDOWNERS, AND SUPPORTERS ACROSS TENNESSEE. SNAPSHOTS OF THE PLAN WERE REVEALED AND CELEBRATED AT THE MAY 2019 ANNUAL MEETING AND CELEBRATION. THE EXTERNAL-FACING PUBLICATION, FEATURING PHOTOGRAPHY FROM NATIONAL GEOGRAPHIC PHOTOGRAPHER STEPHEN ALVAREZ, WAS FINALIZED AND READY FOR DISTRIBUTION IN SEPTEMBER OF 2019. THE LAND TRUST FOR TENNESSEE'S GLEN LEVEN FARM - LOCATED JUST FOUR MILES FROM THE CENTER OF DOWNTOWN NASHVILLE - IS TRULY THE "FRONT DOOR" OF THE ORGANIZATION. ALL OF OUR ACTIVITIES AND EVENTS ON SITE ARE TO RAISE THE VISIBILITY OF THE LAND TRUST AND THE IMPORTANCE OF LAND CONSERVATION. IN FY20, GLEN LEVEN FARM CONTINUED TO GROW AS A CENTER FOR CONSERVATION EDUCATION. FIVE SCHOOL GROUPS, TOTALLY OVER 200 STUDENTS, PARTICIPATED IN THE ORGANIZATION'S SPRING AND FALL OUTDOOR-BASED FIELD TRIP PROGRAM, "NATURE'S CLASSROOM". IN ADDITION, THE LAND TRUST STAFF CONDUCTED NUMEROUS TOURS OF THE PROPERTY FOR ADULTS AND DEVELOPED PARTNERSHIPS WITH SECONDARY SCHOOLS AND UNIVERSITIES. WE ALSO HOSTED 12 VOLUNTEER GROUPS, INCLUDING SCOUT TROOPS, CORPORATE GROUPS, AND SCHOOL GROUPS- TO WORK ONSITE TO ASSIST US IN MAINTAINING AND IMPROVING GLEN LEVEN FARM. COMMUNITY OUTREACH ALSO INCLUDED MISSION-RELATED PUBLIC PROGRAMS AND EVENTS ON THE FARM, INCLUDING ONCE IN A BLUE MOON, THE ORGANIZATION'S LARGEST EVENT WHICH ATTRACTED OVER 700 GUESTS TO THE FARM IN OCTOBER 2019. DURING FY20, THE LAND TRUST FOR TENNESSEE CELEBRATED THE ORGANIZATION'S 20TH ANNIVERSARY. TO CELEBRATE THIS MILESTONE YEAR, THE ORGANIZATION HELD A SPECIAL CELEBRATION OF SUPPORTERS, UNVEILED A NEW LOGO AND WEBSITE, COMPLETED THE STRATEGIC CONSERVATION PLAN, AND RECOGNIZED LANDOWNERS AND LEADERS WHO HAVE HELPED THEM ACHIEVE SUCCESS. AS PART OF THIS CELEBRATION, THE LAND TRUST CONVEYED THE HONOR OF BOARD MEMBER EMERITUS TO 6 FORMER BOARD MEMBERS, INCLUDING FORMER GOVERNOR PHIL BREDESEN, TO RECOGNIZE THEM FOR THEIR EXTRAORDINARY GIFTS OF SERVICE, CONSERVATION EASEMENTS, LAND, OR FINANCIAL COMMITMENTS TO THE ORGANIZATION. DURING FY20, THE LAND TRUST ALSO REVIEWED AND REVISED ALL PERTINENT POLICIES AND PROCEDURES. THE ORGANIZATION COMPLETED REVISIONS OF THE EMPLOYEE MANUAL, EMERGENCY SUCCESSION PLAN, FINANCIAL PROCEDURES MANUAL, CONFLICTS OF INTEREST POLICY, WHISTLEBLOWER POLICY, RECORDS POLICY, GIFT ACCEPTANCE POLICY, AND THE STANDARDS AND PRACTICES MANUAL, AND CREATED A NEW BOARD OF DIRECTORS MANUAL. THESE REVISIONS SET THE STAGE FOR THE ORGANIZATION TO APPLY FOR ACCREDITATION RENEWAL THROUGH THE LAND TRUST ALLIANCE ACCREDITATION COMMISSION. THE LAND TRUST BEGAN THE RENEWAL PROCESS IN SUMMER OF 2019 AND SUBMITTED OUR FULL APPLICATION IN FEBRUARY OF 2020. THROUGHOUT FY20, THE LAND TRUST PARTICIPATED IN OVER 50 PUBLIC EVENTS, INCLUDING SPEAKING ENGAGEMENTS, BOOTH DISPLAYS, FIELD DAYS, FESTIVALS, AND CONFERENCES. THROUGH THESE EVENTS, WE ESTIMATE THAT WE HAVE REACHED OVER 3,000 LANDOWNERS, COMMUNITY MEMBERS, ADVISORS, AND LOCAL OFFICIALS. WE ALSO PROVIDED INDIVIDUALIZED CONSERVATION INFORMATION TO HUNDREDS OF LANDOWNERS INTERESTED IN LEARNING ABOUT CONSERVATION OPTIONS THROUGH ONE-ON-ONE CONVERSATIONS AND ON-SITE MEETINGS. THE LAND TRUST'S OUTREACH AND ENGAGEMENT HAVE RESULTED IN A PIPELINE OF OVER 50 ACTIVE PROJECTS FOR FY21.

SCHEDULE A
(Form 990 or 990-EZ)

Public Charity Status and Public Support
Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
▶ Attach to Form 990 or Form 990-EZ.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047
2019
Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization
THE LAND TRUST FOR TENNESSEE INC

Employer identification number
62-1770549

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ).)
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state:
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8 A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9 An agricultural research organization described in **170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land grant college of agriculture. See instructions. Enter the name, city, and state of the college or university:
- 10 An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
 - f Enter the number of supported organizations _____
 - g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization failed to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶		(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
1	Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grant.") . . .	3,388,124	3,593,516	2,968,997	4,747,666	2,783,286	17,481,589
2	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. . . .						
3	The value of services or facilities furnished by a governmental unit to the organization without charge..						
4	Total. Add lines 1 through 3	3,388,124	3,593,516	2,968,997	4,747,666	2,783,286	17,481,589
5	The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) . . .						3,726,715
6	Public support. Subtract line 5 from line 4.						13,754,874

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶		(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
7	Amounts from line 4. . .	3,388,124	3,593,516	2,968,997	4,747,666	2,783,286	17,481,589
8	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . . .	63,899	55,584	45,751	139,412	152,733	457,379
9	Net income from unrelated business activities, whether or not the business is regularly carried on. . .						
10	Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.). . .						
11	Total support. Add lines 7 through 10						17,938,968
12	Gross receipts from related activities, etc. (see instructions)					12	1,624,176

13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

Section C. Computation of Public Support Percentage

14	Public support percentage for 2019 (line 6, column (f) divided by line 11, column (f))	14	76.680 %
15	Public support percentage for 2018 Schedule A, Part II, line 14	15	78.150 %

- 16a 33 1/3% support test—2019.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization
- b 33 1/3% support test—2018.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization
- 17a 10%-facts-and-circumstances test—2019.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization
- b 10%-facts-and-circumstances test—2018.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization
- 18 Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶		(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
1	Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .						
2	Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3	Gross receipts from activities that are not an unrelated trade or business under section 513						
4	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. . .						
5	The value of services or facilities furnished by a governmental unit to the organization without charge						
6	Total. Add lines 1 through 5						
7a	Amounts included on lines 1, 2, and 3 received from disqualified persons						
b	Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year.						
c	Add lines 7a and 7b.						
8	Public support. (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶		(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
9	Amounts from line 6.						
10a	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . .						
b	Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975.						
c	Add lines 10a and 10b.						
11	Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on.						
12	Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13	Total support. (Add lines 9, 10c, 11, and 12.)						

14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here.**

Section C. Computation of Public Support Percentage

15	Public support percentage for 2019 (line 8, column (f) divided by line 13, column (f))	15	
16	Public support percentage from 2018 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage

17	Investment income percentage for 2019 (line 10c, column (f) divided by line 13, column (f))	17	
18	Investment income percentage from 2018 Schedule A, Part III, line 17	18	

19a 33 1/3% support tests—2019. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization

b 33 1/3% support tests—2018. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>		
	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
	5a		
b	Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
	5b		
c	Substitutions only. Was the substitution the result of an event beyond the organization's control?		
	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
	9a		
b	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
	9b		
c	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
	10a		
b	Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings).</i>		
	10b		

Part IV Supporting Organizations (continued)

		Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?		
a	A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b	A family member of a person described in (a) above?		
c	A 35% controlled entity of a person described in (a) or (b) above? <i>If "Yes" to a, b, or c, provide detail in Part VI.</i>		

Section B. Type I Supporting Organizations

		Yes	No
1	Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization.</i>		

Section C. Type II Supporting Organizations

		Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		

Section D. All Type III Supporting Organizations

		Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization (s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
3	By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		

Section E. Type III Functionally-Integrated Supporting Organizations

1	Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions):		
a	<input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c	<input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions)		
2	Activities Test. Answer (a) and (b) below.		
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>	Yes	No
b	Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
3	Parent of Supported Organizations. Answer (a) and (b) below.		
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>Provide details in Part VI.</i>		
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

- 1** Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6 and 7 from line 4)	8	
Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):	1	
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI). See instructions	
7 Total annual distributions. Add lines 1 through 6.	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions	
9 Distributable amount for 2019 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2019	(iii) Distributable Amount for 2019
1 Distributable amount for 2019 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2019 (reasonable cause required-- explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2019:			
a From 2014.			
b From 2015.			
c From 2016.			
d From 2017.			
e From 2018.			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2019 distributable amount			
i Carryover from 2014 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
4 Distributions for 2019 from Section D, line 7:			
\$			
a Applied to underdistributions of prior years			
b Applied to 2019 distributable amount			
c Remainder. Subtract lines 4a and 4b from 4.			
5 Remaining underdistributions for years prior to 2019, if any. Subtract lines 3g and 4a from line 2. If the amount is greater than zero, explain in Part VI . See instructions.			
6 Remaining underdistributions for 2019. Subtract lines 3h and 4b from line 1. If the amount is greater than zero, explain in Part VI . See instructions.			
7 Excess distributions carryover to 2020. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2015.			
b Excess from 2016.			
c Excess from 2017.			
d Excess from 2018.			
e Excess from 2019.			

Additional Data

Software ID:

Software Version:

EIN: 62-1770549

Name: THE LAND TRUST FOR TENNESSEE INC

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

OMB No. 1545-0047
2019
Open to Public Inspection

▶ Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Name of the organization
THE LAND TRUST FOR TENNESSEE INC

Employer identification number
62-1770549

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? Yes No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? Yes No

Part II Conservation Easements.
Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

Preservation of land for public use (e.g., recreation or education) Preservation of an historically important land area

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Year
a Total number of conservation easements	2a 368
b Total acreage restricted by conservation easements	2b 96,569.00
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ 1

4 Number of states where property subject to conservation easement is located ▶ 2

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ 2400.00

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \$ 248,003

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? Yes No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 ▶ \$ _____

(ii) Assets included in Form 990, Part X ▶ \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenue included on Form 990, Part VIII, line 1 ▶ \$ _____

b Assets included in Form 990, Part X ▶ \$ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3** Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):
- a** Public exhibition
 - b** Scholarly research
 - c** Preservation for future generations
 - d** Loan or exchange programs
 - e** Other
- 4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5** During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? . . . **Yes** **No**

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? **Yes** **No**

b If "Yes," explain the arrangement in Part XIII and complete the following table:

- c** Beginning balance
- d** Additions during the year
- e** Distributions during the year
- f** Ending balance

	Amount
1c	
1d	
1e	
1f	

- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? . . . **Yes** **No**

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Part V Endowment Funds.

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance	2,639,597	2,659,525	2,568,066	2,420,240	2,511,448
b Contributions					
c Net investment earnings, gains, and losses	-79,890	-13,308	105,359	161,690	-75,014
d Grants or scholarships					
e Other expenditures for facilities and programs	110,000				
f Administrative expenses	12,571	6,620	13,900	13,864	16,194
g End of year balance	2,437,136	2,639,597	2,659,525	2,568,066	2,420,240

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a** Board designated or quasi-endowment ▶ 100.000 %
 - b** Permanent endowment ▶
 - c** Temporarily restricted endowment ▶
- The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

- (i)** unrelated organizations
- (ii)** related organizations

	Yes	No
3a(i)		No
3a(ii)		No
3b		

b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		7,114,771		7,114,771
b Buildings		3,488,733	354,963	3,133,770
c Leasehold improvements		4,925	2,873	2,052
d Equipment		157,320	70,889	86,431
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) . . . ▶				10,337,024

Part VII Investments—Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other _____		
(A) INVESTMENTS WITH DONOR RESTRICTIONS	4,009,189	F
(B) INVESTMENTS WITH BOARD DESIGNATIONS	2,607,531	F
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.)	6,616,720	

Part VIII Investments—Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col.(B) line 13.)		

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 15.)	

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

(a) Description of liability	(b) Book value
1. Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 25.)	1,090

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1	2,585,859
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:			
a	Net unrealized gains (losses) on investments	2a	-473,970	
b	Donated services and use of facilities	2b	133,923	
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII.)	2d	-103,349	
e	Add lines 2a through 2d			2e -443,396
3	Subtract line 2e from line 1			3 3,029,255
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII.)	4b	-164,105	
c	Add lines 4a and 4b			4c -164,105
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)			5 2,865,150

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1	3,480,674
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:			
a	Donated services and use of facilities	2a	133,923	
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII.)	2d	60,756	
e	Add lines 2a through 2d			2e 194,679
3	Subtract line 2e from line 1			3 3,285,995
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII.)	4b		
c	Add lines 4a and 4b			4c 0
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)			5 3,285,995

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Return Reference	Explanation
See Additional Data Table	

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

Additional Data

Software ID:

Software Version:

EIN: 62-1770549

Name: THE LAND TRUST FOR TENNESSEE INC

Supplemental Information

Return Reference	Explanation
PART II, LINE 3:	CONDEMNATION AND EXTINGUISHMENT OF 0.78 ACRES OF THE 009_SUGG CONSERVATION EASEMENT BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR A ROAD-WIDENING AND IMPROVEMENT PROJECT.

Supplemental Information

Return Reference	Explanation
PART II, LINE 5:	<p>EASEMENT MONITORING: THE LAND TRUST FOR TENNESSEE IS AN ACCREDITED LAND TRUST. ACCREDITATION RECOGNIZES AN ORGANIZATION'S COMMITMENT TO EXCELLENCE AND CONTINUAL LEARNING AND IMPROVEMENT. MONITORING IS THE REGULAR AND SYSTEMATIC GATHERING OF INFORMATION ABOUT A CONSERVED PROPERTY TO DETECT CHANGES AND TO ENSURE THAT THE PROPERTY IS BEING USED IN ACCORDANCE WITH THE RESTRICTIONS PLACED ON IT AND/OR MANAGEMENT PLAN. EACH PROPERTY, WHETHER PROTECTED BY A CONSERVATION EASEMENT OR OWNED BY LTTN (THE LAND TRUST FOR TENNESSEE), WILL BE MONITORED AT LEAST ONCE ANNUALLY IN A MANNER APPROPRIATE TO THE SIZE AND RESTRICTIONS OF THE PROPERTY. MONITORS MAY INCLUDE LTTN STAFF, BOARD OR COMMITTEE MEMBERS, TRAINED VOLUNTEERS, AND RELEVANT PROFESSIONALS. THE MONITOR FOLLOWS THE FOLLOWING BASIC STEPS FOR THE MONITORING VISIT: 1. CONTACT THE LANDOWNER TO INFORM HIM/HER OF THE VISIT AND TO INVITE THE LANDOWNER TO ACCOMPANY THE MONITOR. 2. PRIOR TO THE VISIT, REVIEW THE BASELINE DOCUMENTATION REPORT, PAST MONITORING REPORTS, AND THE CONSERVATION EASEMENT OR THE MANAGEMENT PLAN, WHICHEVER IS APPLICABLE, VIA FILE OR DATABASE. 3. BRING CONSERVATION EASEMENT SUMMARY ON THE SITE VISIT TO USE AS A REFERENCE. 4. IF MONITOR IS A VOLUNTEER, COMPLETE THE STEWARDSHIP MONITOR RELEASE FORM IF NOT COMPLETED AT VOLUNTEER TRAINING. 5. INSPECT THE CONSERVED PROPERTY, EITHER FROM THE AIR OR ON THE GROUND. WHILE INSPECTING, TAKE NOTES AND PHOTOGRAPHS. 6. FILL OUT A STEWARDSHIP SITE VISIT MONITORING FORM, PROVIDING A WRITTEN DOCUMENTATION OF WHAT WAS SEEN AND SUBMIT TO THE DIRECTOR OF STEWARDSHIP. IF THERE IS A SUSPECTED VIOLATION OF THE CONSERVATION EASEMENT, THEN THE FOLLOWING ENFORCEMENT OF EASEMENTS PROCEDURES IS FOLLOWED. ENFORCEMENT OF EASEMENTS: LTTN IS COMMITTED TO PROTECTING THE CONSERVATION VALUES AND PURPOSES EMBODIED IN ITS CONSERVATION EASEMENTS. AS A GENERAL RULE, THE BOARD OF DIRECTORS OF LTTN WILL ENFORCE THE TERMS OF ITS CONSERVATION EASEMENTS AND, CONSISTENT WITH SUCH TERMS, SEEK TO REMEDY VIOLATIONS THEREOF IN ORDER TO, AMONG OTHER THINGS, PROTECT THE CONSERVATION VALUES OF THE LAND, MAINTAIN PUBLIC CONFIDENCE IN LTTN'S MISSION, SUPPORT LTTN'S LEGAL AUTHORITY TO ENFORCE THE TERMS OF OTHER CONSERVATION EASEMENTS, AND MAINTAIN LTTN'S TAX-EXEMPT STATUS AS A CHARITABLE ORGANIZATION. IN CONNECTION WITH A STEWARD'S MONITORING OF A CONSERVATION EASEMENT, ANY SUSPECTED VIOLATION OF THE TERMS OF A CONSERVATION EASEMENT IS TO BE RECORDED ON THE FORM AND IMMEDIATELY REPORTED TO THE DIRECTOR OF STEWARDSHIP. VIOLATIONS MAY ALSO BE REPORTED BY A STAFF OBSERVATION OUTSIDE THE ANNUAL MONITORING VISITS OR BY AN UNRELATED THIRD PARTY, SUCH AS A NEIGHBOR, LOCAL GOVERNMENT AGENCY, OR OTHER COMMUNITY OR ORGANIZATION. 1. SUSPECTED VIOLATIONS, INCLUDING A DETAILED DESCRIPTION THEREOF, ARE RECORDED BY THE MONITORING STEWARD OR LTTN STAFF MEMBER RECEIVING NOTICE THEREOF. THE STEWARD OR STAFF MEMBER IS, TO THE EXTENT POSSIBLE, TO DISCERN AND DOCUMENT WHETHER THE SUSPECTED VIOLATION HAS BEEN CAUSED BY THE L</p>

Supplemental Information

Return Reference	Explanation
PART II, LINE 5:	<p>ANDOWNER OR SOME OTHER PERSON. THE MONITORING STEWARD WILL REFRAIN FROM DISCUSSING THE SUSPECTED VIOLATION WITH THE LANDOWNER. 2.THE MONITORING STEWARD OR STAFF PERSON WILL IMMEDIATELY REPORT THE SUSPECTED VIOLATION TO THE DIRECTOR OF STEWARDSHIP, WHO, IN TURN, WILL IMMEDIATELY INFORM THE VICE PRESIDENT OF CONSERVATION AND OTHER APPROPRIATE MEMBERS OF LTTN'S STAFF. 3.THE DIRECTOR OF STEWARDSHIP OR DESIGNATED STAFF MEMBER THEN CONSULTS THE ORIGINAL TERMS OF THE CONSERVATION EASEMENT AND EVALUATES THE DOCUMENTATION REGARDING THE SUSPECTED VIOLATION. IN THE CASE OF A NON-STEWARD OBSERVER, THE STEWARDSHIP MANAGER OR THE DIRECTOR OF STEWARDSHIP WILL SCHEDULE A MONITORING VISIT WITH THE LANDOWNER TO INSPECT THE SITE OF THE SUSPECTED VIOLATION AND TAKE PHOTOGRAPHS. THIS PHYSICAL INSPECTION WILL BE PERFORMED BY THE STEWARDSHIP MANAGER, DIRECTOR OF STEWARDSHIP, VP OF CONSERVATION, A BOARD MEMBER, OR ANY COMBINATION THEREOF. 4.ALL DOCUMENTATION OF THE SUSPECTED VIOLATION (INCLUDING PHOTOGRAPHS, IF ANY) WILL BE RECORDED IN LTTN'S STEWARDSHIP FILES RELATING TO THE AFFECTED CONSERVATION EASEMENT. 5.UNLESS IT IS CLEAR THAT NO VIOLATION OF THE CONSERVATION EASEMENT HAS OCCURRED, THE STEWARDSHIP MANAGER OR THE DIRECTOR OF STEWARDSHIP WILL THEN DISCUSS POTENTIAL RESOLUTIONS WITH OTHER STAFF MEMBERS. IN ADDITION, THE LAND PROTECTION STAFF MAY DISCUSS POTENTIAL RESOLUTIONS WITH THE STEWARDSHIP AND CONSERVATION COMMITTEE, LTTN'S ATTORNEY, AND THE BOARD OF DIRECTORS WHEN APPROPRIATE. 6.THE DIRECTOR OF STEWARDSHIP OR THE STEWARDSHIP MANAGER WILL CONTACT THE LANDOWNER BY TELEPHONE TO EXPLAIN THE PROBLEM AND REQUEST A CORRECTION, REPLACEMENT AND/OR CESSATION OF ACTIVITY. THE LANDOWNER WILL BE GIVEN AN APPROPRIATE DEADLINE FOR COMPLIANCE AND NOTIFIED THAT A LETTER SUMMARIZING THE CONVERSATION WILL BE SENT IMMEDIATELY. 7.A FOLLOW-UP LETTER WILL BE SENT TO THE LANDOWNER REITERATING ORAL EXPLANATIONS, REQUESTS, AND THE COMPLIANCE DEADLINE. ALL CORRESPONDENCE RELATED TO A SUSPECTED VIOLATION WILL BE SENT CERTIFIED MAIL, RETURN RECEIPT REQUESTED WITH A COPY SENT TO LTTN'S ATTORNEY. 8.ON THE DAY OF THE COMPLIANCE DEADLINE, THE SITE OF THE VIOLATION WILL BE INSPECTED FOR COMPLIANCE BY THE STEWARDSHIP MANAGER, THE DIRECTOR OF STEWARDSHIP, OR VP OF CONSERVATION. IF THE VIOLATION HAS BEEN CORRECTED, THEN LTTN WILL SEND AN OFFICIAL LETTER TO THE LANDOWNER STATING THAT THE COMPLIANCE IS RECOGNIZED AND THANKING THE LANDOWNER FOR HIS/HER COOPERATION. IF THE VIOLATION HAS NOT BEEN RECTIFIED, THEN A SECOND LETTER WILL BE SENT TO THE LANDOWNER RESTATING THE REQUIRED CORRECTION AND ESTABLISHING A NEW COMPLIANCE DEADLINE DATE. LTTN'S ATTORNEY WILL BE COPIED ON THIS LETTER AS WELL. 9.ON THE SECOND DEADLINE DATE, THE STEWARDSHIP MANAGER, THE DIRECTOR OF STEWARDSHIP, OR VP OF CONSERVATION WILL RE-INSPECT THE SITE OF THE VIOLATION. IF COMPLIANCE IS ACHIEVED, THEN LTTN WILL SEND THE OFFICIAL LETTER TO THE LANDOWNER STATING THAT THE COMPLIANCE IS RECOGNIZED AND THANKING THE LANDOWNER FOR HIS/HER C</p>

Supplemental Information

Return Reference	Explanation
PART II, LINE 5:	<p>OPERATION. IF ON THE SECOND DEADLINE, THE LANDOWNER REMAINS NON-COMPLIANT, THEN LTTN'S LEGAL COUNSEL, BOARD OF DIRECTORS, AND THE STEWARDSHIP AND CONSERVATION COMMITTEE WILL BE CONTACTED TO DISCUSS POTENTIAL LEGAL ACTION. 10. WITH THE ADVICE OF LTTN'S LEGAL COUNSEL, BOARD OF DIRECTORS, AND APPROVAL BY THE STEWARDSHIP AND CONSERVATION COMMITTEE, LTTN WILL CONSIDER ENFORCEMENT OF THE EASEMENT THROUGH MEDIATION, ARBITRATION, LITIGATION, OR OTHER MEANS CONSISTENT WITH THE TERMS OF THE CONSERVATION EASEMENT. 11. UNLESS OTHERWISE SPECIFIED BY THE BOARD OF DIRECTORS, LTTN'S DIRECTOR OF STEWARDSHIP, PRESIDENT & CEO, OR VP OF CONSERVATION WILL ACT AS SPOKESPERSON WITH RESPECT TO THE VIOLATION WHEN AND IF THE MEDIA IS INVOLVED. THE FOREGOING NOTWITHSTANDING, ANY DETERMINATION REGARDING WHETHER AND HOW TO ENFORCE A CONSERVATION EASEMENT IS WITHIN THE DISCRETION OF LTTN'S BOARD OF DIRECTORS, WHICH DISCRETION WILL BE EXERCISED ON A CASE-BY-CASE BASIS.</p>

Supplemental Information

Return Reference	Explanation
PART II, LINE 9:	THE LAND TRUST FOR TENNESSEE DOES NOT CONSIDER CONSERVATION EASEMENTS TO HOLD ANY MONETARY VALUE. SELECT PROPERTY RIGHTS ARE DONATED TO THE LAND TRUST FOR TENNESSEE, AND THOSE RIGHTS ARE EXTINGUISHED THROUGH THE DONATION, THEREFORE THEY HAVE NO RESIDUAL VALUE OR AFFIRMATIVE RIGHTS. FINANCIAL STATEMENT FOOTNOTE: CONSERVATION EASEMENTS HELD BY THE ORGANIZATION ARE NOT RECOGNIZED AS ASSETS IN THE ACCOMPANYING FINANCIAL STATEMENTS. ASSETS ARE DEFINED AS PROBABLE FUTURE ECONOMIC BENEFITS OBTAINED OR CONTROLLED BY AN ENTITY; THE ORGANIZATION DOES NOT BELIEVE THAT THE EASEMENTS MEET THE DEFINITION CRITERIA.

Supplemental Information

Return Reference	Explanation
PART V, LINE 4:	THE BOARD-DESIGNATED QUASI-ENDOWMENT FUND ("ASHBY FUND") CONSISTS OF FUNDS THAT WERE TRANSFERRED TO THE QUASI-ENDOWMENT BY THE BOARD OF DIRECTORS. THE BOARD OF DIRECTORS ANTICIPATES THESE FUNDS WILL REMAIN IN THE QUASI-ENDOWMENT IN PERPETUITY, BUT MAY WITHDRAW THEM FOR OTHER USES.

Supplemental Information

Return Reference	Explanation
PART X, LINE 2:	MANAGEMENT PERFORMS AN EVALUATION OF ALL INCOME TAX POSITIONS TAKEN OR EXPECTED TO BE TAKEN IN THE COURSE OF PREPARING THE LAND TRUST'S INCOME TAX RETURNS TO DETERMINE WHETHER THE INCOME TAX POSITIONS MEET A "MORE LIKELY THAN NOT" STANDARD OF BEING SUSTAINED UNDER EXAMINATION BY THE APPLICABLE TAXING AUTHORITIES. MANAGEMENT HAS PERFORMED ITS EVALUATION OF ALL INCOME TAX POSITIONS TAKEN ON ALL OPEN INCOME TAX RETURNS AND HAS DETERMINED THAT THERE WERE NO POSITIONS TAKEN THAT DO NOT MEET THE "MORE LIKELY THAN NOT" STANDARD. ACCORDINGLY, THERE ARE NO PROVISIONS FOR INCOME TAXES, PENALTIES, OR INTEREST RECEIVABLE OR PAYABLE RELATING TO UNCERTAIN INCOME TAX POSITIONS.

Supplemental Information

Return Reference	Explanation
PART XI, LINE 2D - OTHER ADJUSTMENTS:	DIRECT DONOR BENEFITS -103,349.

Supplemental Information

Return Reference	Explanation
PART XI, LINE 4B - OTHER ADJUSTMENTS:	SPECIAL EVENT EXPENSES -164,105.

Supplemental Information

Return Reference	Explanation
PART XII, LINE 2D - OTHER ADJUSTMENTS:	SPECIAL EVENT EXPENSES 164,105. DIRECT BENEFIT TO DONORS -103,349.

Part II Fundraising Events. Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

Revenue		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events
		ONCE IN A BLUE MOON (event type)	LTTN 20TH ANNIVERSARY (event type)	1 (total number)	(add col. (a) through col. (c))
1	Gross receipts	333,991	12,625	60,950	407,566
2	Less: Contributions	162,500			162,500
3	Gross income (line 1 minus line 2)	171,491	12,625	60,950	245,066
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs	65,968	5,464		71,432
	7 Food and beverages	23,629	8,959		32,588
	8 Entertainment	4,000			4,000
	9 Other direct expenses	45,315	4,044	6,726	56,085
	10 Direct expense summary. Add lines 4 through 9 in column (d) ▶				164,105
	11 Net income summary. Subtract line 10 from line 3, column (d) ▶				80,961

Part III Gaming. Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

Revenue		(a) Bingo	(b) Pull tabs/Instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col.(a) through col.(c))
		1	Gross revenue		
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
	7 Direct expense summary. Add lines 2 through 5 in column (d) ▶				
	8 Net gaming income summary. Subtract line 7 from line 1, column (d) ▶				

9 Enter the state(s) in which the organization conducts gaming activities: _____

a Is the organization licensed to conduct gaming activities in each of these states? Yes No

b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year? Yes No

b If "Yes," explain: _____

- 11** Does the organization conduct gaming activities with nonmembers? Yes No
- 12** Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming? Yes No
- 13** Indicate the percentage of gaming activity conducted in:
- | | | |
|--------------------------------------|------------|---|
| a The organization's facility | 13a | % |
| b An outside facility | 13b | % |

14 Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ▶

Address ▶

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? Yes No

b If "Yes," enter the amount of gaming revenue received by the organization ▶ \$ _____ and the amount of gaming revenue retained by the third party ▶ \$ _____.

c If "Yes," enter name and address of the third party:

Name ▶

Address ▶

16 Gaming manager information:

Name ▶

Gaming manager compensation ▶ \$

Description of services provided ▶

- Director/officer Employee Independent contractor

17 Mandatory distributions:

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? Yes No

b Enter the amount of distributions required under state law distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ \$ _____

Part IV Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

Return Reference	Explanation
------------------	-------------

Schedule J
(Form 990)

Compensation Information

OMB No. 1545-0047
2019
Open to Public Inspection

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
 ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
 ▶ Attach to Form 990.
 ▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

Name of the organization THE LAND TRUST FOR TENNESSEE INC	Employer identification number 62-1770549
--	--

Part I Questions Regarding Compensation

	Yes	No
1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.		
<input type="checkbox"/> First-class or charter travel <input type="checkbox"/> Travel for companions <input type="checkbox"/> Tax idemnification and gross-up payments <input type="checkbox"/> Discretionary spending account <input type="checkbox"/> Housing allowance or residence for personal use <input type="checkbox"/> Payments for business use of personal residence <input type="checkbox"/> Health or social club dues or initiation fees <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)		
b If any of the boxes on Line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain	1b	
2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked on Line 1a?	2	
3 Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.		
<input type="checkbox"/> Compensation committee <input type="checkbox"/> Independent compensation consultant <input checked="" type="checkbox"/> Form 990 of other organizations <input type="checkbox"/> Written employment contract <input checked="" type="checkbox"/> Compensation survey or study <input checked="" type="checkbox"/> Approval by the board or compensation committee		
4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:		
a Receive a severance payment or change-of-control payment?	4a	No
b Participate in, or receive payment from, a supplemental nonqualified retirement plan?	4b	No
c Participate in, or receive payment from, an equity-based compensation arrangement?	4c	No
If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.		
Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.		
5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:		
a The organization?	5a	No
b Any related organization?	5b	No
If "Yes," on line 5a or 5b, describe in Part III.		
6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:		
a The organization?	6a	No
b Any related organization?	6b	No
If "Yes," on line 6a or 6b, describe in Part III.		
7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described in lines 5 and 6? If "Yes," describe in Part III.	7	No
8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III.	8	No
9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?	9	

Part III **Supplemental Information**

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Return Reference	Explanation
-------------------------	--------------------

**SCHEDULE M
(Form 990)**

Noncash Contributions

OMB No. 1545-0047

2019

▶ **Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.**
 ▶ **Attach to Form 990.**
 ▶ **Go to www.irs.gov/Form990 for the latest information.**

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization
THE LAND TRUST FOR TENNESSEE INC

Employer identification number
62-1770549

Part I Types of Property

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art—Works of art				
2 Art—Historical treasures				
3 Art—Fractional interests				
4 Books and publications				
5 Clothing and household goods				
6 Cars and other vehicles				
7 Boats and planes				
8 Intellectual property				
9 Securities—Publicly traded				
10 Securities—Closely held stock				
11 Securities—Partnership, LLC, or trust interests				
12 Securities—Miscellaneous				
13 Qualified conservation contribution—Historic structures				
14 Qualified conservation contribution—Other	X	16		0 CONSERVATION EASEMENTS
15 Real estate—Residential				
16 Real estate—Commercial				
17 Real estate—Other				
18 Collectibles				
19 Food inventory				
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ▶ (PRODUCTION EQUIPMENT)	X	9	35,391	
26 Other ▶ (_____)				
27 Other ▶ (_____)				
28 Other ▶ (_____)				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part IV, Donee Acknowledgement **29** 9

	Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least three years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period?		No
b If "Yes," describe the arrangement in Part II.		
31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions?	Yes	
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?		No
b If "Yes," describe in Part II.		
33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.		

Part II **Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

Return Reference	Explanation
------------------	-------------

SCHEDULE O
(Form 990 or 990-EZ)**Supplemental Information to Form 990 or 990-EZ**

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2019**Open to Public Inspection**

Department of the Treasury

Name of the organization

THE LAND TRUST FOR TENNESSEE INC

Employer identification number

62-1770549

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11B	UPON RECEIPT OF THE FINAL FORM 990 IN ITS ENTIRETY FROM OUR TAX PREPARER, THE FORM 990 IS SUBMITTED TO THE BOARD OF DIRECTORS FOR APPROVAL. ONCE THE APPROVAL IS RECEIVED FROM THE BOARD, THE RETURN IS FILED WITH THE INTERNAL REVENUE SERVICE.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 12C	STAFF, BOARD MEMBERS, AND VOLUNTEERS FILL OUT A FORM DISCLOSING ANY OF THEIR RELATED PARTIES OR POTENTIAL CONFLICTS OF INTEREST AND THAT THEY HAVE A CLEAR UNDERSTANDING OF THE ORGANIZATION'S CONFLICT OF INTEREST POLICY. EACH STAFF MEMBER, BOARD MEMBER, AND VOLUNTEER IS EXPECTED TO DISCLOSE EITHER TO THE BOARD CHAIRMAN OR PRESIDENT & CEO ANY EXISTENCE OF ANY POTENTIAL CONFLICT OF INTEREST, TO ABSTAIN FROM PARTICIPATION IN ANY OF THE LAND TRUST'S DISCUSSIONS, TO ABSTAIN FROM WORKING ON THE TRANSACTION AND FROM VOTING ON THE TRANSACTION OR PROJECT GIVING RISE TO SUCH CONFLICT OF INTEREST.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 15	ON AN ANNUAL BASIS, OUR PROCESS IS FOR EMPLOYEES TO BE FORMALLY REVIEWED AFTER THE END OF EACH FISCAL YEAR BY THEIR SUPERVISOR. THE PRESIDENT & CEO'S COMPENSATION IS REVIEWED ANNUALLY BY THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS. THE REVIEW USES THE LATEST SALARY AND BENEFIT INFORMATION SURVEY CONDUCTED BY THE INDUSTRY AND THE LAND TRUST ALLIANCE. ANY FURTHER INFORMATION IS PROVIDED TO THE EXECUTIVE COMMITTEE AS REQUESTED.

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION C, LINE 19	<p>THE LAND TRUST FOR TENNESSEE'S GOVERNING DOCUMENTS ARE THEIR BYLAWS AND CHARTER, WHICH ARE REVIEWED ANNUALLY AND ARE PUBLIC RECORD, ALSO AVAILABLE BY REQUEST TO MEMBERS OF THE PUBLIC. OUR FINANCIAL STATEMENTS AND 990 ARE ALSO AVAILABLE BY REQUEST, AND ARE POSTED AT GUIDESTAR AND THE COMMUNITY FOUNDATION OF MIDDLE TENNESSEE'S GIVING MATTERS WEBSITE. THE CONFLICT OF INTEREST POLICY OF THE LAND TRUST FOR TENNESSEE'S PURPOSE IS TO IDENTIFY CONFLICTS OF INTEREST INVOLVING THE ORGANIZATION AND RELATED PARTIES (E.G. INSIDERS, RELATED PERSONS, THOSE WITH MATERIAL FINANCIAL INTERESTS IN TRANSACTIONS, SUBSTANTIAL CONTRIBUTORS, AND STAFF), AS WELL AS SITUATIONS THAT MAY CREATE THE APPEARANCE OF A CONFLICT OF INTEREST, AND TO ADDRESS SUCH CONFLICTS AND SITUATIONS IN A MANNER THAT WILL FULLY PROTECT THE INTEGRITY AND REPUTATION OF THE ORGANIZATION AS WELL AS RELATED PARTIES. ON AN ANNUAL BASIS, OUR STAFF, BOARD AND TRUSTEE COUNCIL MEMBERS ARE REQUIRED TO SIGN AN ANNUAL CONFLICT OF INTEREST FORM AND ACT IN ACCORDANCE WITH THIS POLICY. THE POLICY IS AVAILABLE BY REQUEST TO MEMBERS OF THE PUBLIC.</p>

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XII, LINE 2	THE ORGANIZATION'S OVERSIGHT PROCESS AND SELECTION PROCESS HAVE NOT CHANGED FROM THE PRIOR YEAR.