File No. 271001378

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

Rebecca Campbell Notary Public State of Tennessee Summer County

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
880 Conference Drive, Suite 200
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riverside Development, LLC	Riverside Development, LLC	83-15-193 83-11-80
(NAME) 254 Riverside Drive	(NAME) 107 Stillwater Court	Davidson County DEEDWARR Recvd: 12/19/07 12:55 3 pgs Fees:18.00 Taxes:370.00
(ADDRESS) Nashville, TN	(ADDRESS) Hendersonville, TN 37075	20071219-0145648
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Beulah M. Wade,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Riverside Development, LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 80

BEGINNING at an existing concrete monument in the westerly margin of Riverside Drive (80' R.O.W.) at the southeast corner of the property conveyed to Steven Leasure by deed of record in Instrument # 200305080061824 in the Register's Office of Davidson County, Tennessee. Said concrete monument also being the southeast corner of Lot 11-A, Fortland Park Section 5, Zone Lot Division as of record in Book 6250, Page 286 in the Register's Office of Davidson County, Tennessee;

THENCE, with the westerly margin of Riverside Drive, S 07°26'35" W, 1344.41' to an iron rod (new) at the southeast corner of this tract and the northeast corner of the property conveyed to Crown Castle Pt. Inc. as of record in Instrument # 200012110121547 in the Register's Office of Davidson County, Tennessee. Said iron rod also being the northeast corner of Lot 2, Final Plat of Beulah M. Wade's 3 Lot Subdivision as of record in Instrument # 200010260106283 in the Register's Office of Davidson County, Tennessee;

THENCE, leaving the westerly margin of Riverside Drive and with the common line of Lot 2, N 82°33'25" W,
148.61' to an iron rod (new) in the easterly margin of the CSX Railroad (100' R.O.W.) and being 50' east from the westerly track; at the southwest corner of this tract;

THENCE, with the easterly margin of the CSX Railroad, N 07°20'34" E, 1344.03' to an existing concrete monument old at the northwest corner of this tract and at the southwest corner of the above mentioned Leasure property;

THENCE, with the common line of the Leasure property, S 82°42'07" E, 150.96' to the point of beginning, Containing 201,341 Square Feet or 4.62 Acres more or less.

Being part of the same property referred to in Final Decree Confirming Sale of record in Book 9482, Page 350 in the Register's Office of Davidson County, Tennessee.

PARCEL 193

BEGINNING at and iron rod (new) in the westerly margin of Riverside Drive (80' R.O.W.) at the northeast corner of this tract and the southeast corner of the property conveyed to Crown Castle Pt. Inc. as of record in Instrument # 200012110121547 in the Register's Office of Davidson County, Tennessee. Said iron rod also being the southeast corner of Lot 2, Final Plat of Beulah M. Wade's 3 Lot Subdivision as of record in Instrument # 200010260106283 in the Register's Office of Davidson County, Tennessee;

THENCE, with the westerly margin of Riverside Drive, S 07°26'35" W, 101.26' to a point;

THENCE, along a curve to the left (Δ= 1°23'04"; R= 3310.67') a distance of 80.00' to a point;

THENCE, S 06°03'31"W, 8.51' to a point;

THENCE, along a curve to the left (Δ= 17°36'29"; R= 1240.00') a distance of 381.08' to a point;

THENCE, along a curve to the right (Δ= 92°12'33"; R= 25.00') a distance of 40.23' to an existing concrete monument in the northerly margin of Huntleigh Drive (50' R.O.W.),

THENCE, with the northerly margin of Huntleigh Drive along a curve to the right (Δ= 8°43'26"; R= 644.55')
a distance of 98.14' to a point;

THENCE, S 86°18'02" W, 68.00' to an iron rod (new) at the southwest corner of this tract and in the easterly margin of the CSX Railroad (R.O.W. VARIES);

THENCE, with the easterly margin of the CSX Railroad along a curve to the right (Δ= 1°24'31"; R= 3717.09') a distance of 91.39' to an iron rod (new);

THENCE, N 88°28'54" E, 19.13' to an iron rod (new) and being 50' east from the westerly track;

THENCE, along a curve to the right (Δ= 8°26'22"; R= 3697.96') a distance of 544.69' to an iron rod (new) at the northwest corner of this tract and being the southwest corner of Lot 2;

THENCE, with the common line of Lot 2, S 82°33'25" E, 148.39' to the point of beginning, Containing 93,436 Square Feet or 2.14 Acres more or less.

Being part of the same property referred to in Final Decree Confirming Sale of record in Book 9482, Page 350 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 254 Riverside Drive, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HER heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 17th day of December, 2007.

Beulah M. Wade

Beulah M. Wade

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Beulah M. Wade, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of November, 2007.

Commission expires: April 12, 2008

Rebecca Campbell

Rebecca Campbell Notary Public

Rebecca Campbell
State Of Tennessee
Notary Public
Sumner County

File Number: 271001378

RETURN TO:
Cumberland Title
885 Conference Drive, Suite 200
Goodlettsville, TN 37072