File No. 290200814

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090025494 DEEDWARR
Recvd: 04/17/09 11:11 3 pgs
Fees: 18.00 Taxes: 1295.00
20090417-0035037

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Da Nita Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2009.

Vicky Graham
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Comm. Exp. 6-19-2012

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blackjack Cove, LLC	Blackjack Cove, LLC	053-08-001.00 053-08-145.00
(NAME) 3 +/- acre Lakewood Marina & Old Hickory Marin	(NAME) 11891 Nashville Pike	
(ADDRESS) Old Hickory, TN	(ADDRESS) Gallatin, TN 37066	
(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, Old Hickory Yacht Club, LLC, Chuck Duncan aka Charles Duncan, Individually and James R. Overby aka Buck Overby, Individually, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Blackjack Cove, LLC, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract I:
Land in the 4th Civil District of Davidson County, Tennessee, being part of the property shown on the plan of Dabb's and Elliott's Subdivision at Old Hickory, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee, described according to a survey made by Ralph W. Lambert, February 28, 1973, revised May 27, 1973, as follows:

Beginning at an iron pin in the southwestern boundary line of the property conveyed to the United Sates Government by J. M. Puckett arid wife, by deed of record in Book 2149, page 101, said Register's Office; thence with the United States Boundary line, N. 45° 22' W 361 feet to an iron pin; thence S 25° 44' W 374 feet to an iron pin; thence S 80° 45' W 57.7 feet to an iron pin; thence S 49° 55' E 291.8 feet to an iron pin in the northwesterly margin of 24th Street; thence with said margin, N 40° 30' E 360.6 feet to the beginning, containing 2.75 acres, more or less.

Together with a perpetual easement over the following tract of land:

Beginning at a railroad spike, being the southeast corner of a 15-foot access right of way, said spike being in the north right of way of Lake Shore Drive, (formerly Pitts Avenue), and being N 49° 55' W 190.1 feet from the original southeast corner of the J. M. Puckett property; thence along the easterly margin of said 15- foot access, with a curve, having a centerline radius of 376.04 feet, a curve distance of 117.39 feet to a point; thence continuing along the easterly margin of said access N 65° 28' E 33.2 feet to a railroad spike in the southwest boundary of the previous described 2.75 more or less acre tract, said spike being located N 49° 55' W 166.0 feet from the southwest corner of 2.75 more or less acre tract; thence with the southwest boundary of said 2.75 more or loss acre tract N 49° 55' W 15.56 feet to a railroad spike; thence with the westerly margin of said 15-foot access S 65° 28' W 29.2 feet to a point; thence continuing with the westerly margin of said 15-foot access, a curve distance of 122.17 feet to a railroad spike in the north right of way of Lake Shore Drive; thence with the north right of way of Lake Shore Drive S 49° 55' E 15.0 feet to point of beginning.

Being the same property conveyed to Old Hickory Yacht Club, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated February 22, 2002, from Lakefront Properties, Inc., a Tennessee corporation, of record in Instrument 20020226-0024138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chuck Duncan and Buck Overby (50% undivided interest) by Quitclaim Deed dated November 2, 2001, from Lakefront Properties, Inc., a Tennessee corporation, of record in Instrument 20020122-0008439, Instrument 20020122-0008440, Instrument 20020122-0008441, Instrument 20020122-0008442, Instrument 20020122-0008443, Register's Office for Davidson County, Tennessee.

Tract II:
Land in the 4th Civil District of Davidson County, Tennessee, being part of Parcel "A", Section "F", revised on the Plan of Village of Old Hickory, of record in Book 1424, page 131, Register's Office, Davidson County, Tennessee, as follows:

Beginning at a point at the northwest terminus of Pitts Street, where the same intersects the easterly line of said Parcel "A" shown on said Plan; thence with the east line of Parcel "A", North 44 degrees 06 minutes East 100 feet; thence North 45 degrees 44 minutes West 100 feet; thence South 44 degrees 06 minutes West 100 feet to a point which would be the extension of the northerly line of Pitts Street, if extended, thence South 45 degrees 44 minutes East 100 feet to the point of beginning.

Being the same property conveyed to Old Hickory Yacht Club, LLC, a Tennessee Limited Liability Company by Warranty Deed dated March 20, 2002, from Old Hickory Marina, Inc., a Tennessee corporation, of record in Instrument 20020326-0036337, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and Easements of record in Book 8430, Page 431, Amended in Instrument 20010411-0035830, Register's Office for Davidson County, Tennessee.

Restrictions and Easements of record in Book 1976, Page 423, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 1424, Page 131, Register's Office for Davidson County, Tennessee.

Easement for Road of record in Book 3897, Page 192, Register's Office for Davidson County, Tennessee.

Assignment of Lease to Lakefront Properties, Inc., a Tennessee corporation by the Secretary of the Army, dated April 30, 1987, Assigned to Old Hickory Boat Dock, Inc. by Assignment of Lease dated June 28, 1994 of record in Book 9524, Page 681, Assigned to Old Hickory Marina, Inc. by Assignment of Lease dated November 15, 1994 of record in Book 9524, Page 690, Register's Office for Davidson County, Tennessee.

Memorandum of Lease by and between Lakefront Properties, Inc. and Old Hickory Boat Dock, Inc. dated May 26, 1989 and October 11, 1991 of record in Book 9524, Page 686, Register's Office for Davidson County, Tennessee.

Assignment of Lease by and between Old Hickory Marina, Inc., a corporation and Old Hickory Boat Dock, Inc. dated November 15, 1994 of record in Book 9524, Page 694, Register's Office for 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 3 +/- acre Lakewood Marina & Old Hickory Marin, Old Hickory, 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), Their 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), Their 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 our hands this 23rd day of March, 2009.

Old Hickory Yacht Club, LLC

By: James R Overby Pres./Member
James R. Overby, President/Member

Old Hickory Yacht Club, LLC

By: Charles V. Duncan Sec/Member
Charles V. Duncan, Secretary/Member

Old Hickory Yacht Club, LLC

By: Bobby Reed
Bobby Reed, V.P./Member

James R Overby
James R. Overby aka Buck Overby, Individually

Chuck Duncan aka Charles Duncan, Individually

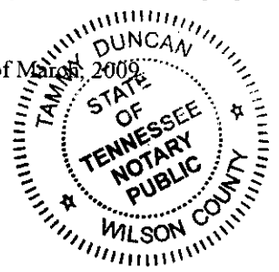
STATE OF TN

COUNTY OF WILSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James R. Overby. Charles V. Duncan and Bobby Reed with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Themselves to be the President/Member, Secretary/Member and V.P./Member of Old Hickory Yacht Club, LLC, a tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 23rd day of March, 2009.

Commission expires: 1/23/2011



Tammy Duncan
Notary Public

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public, personally appeared James R. Overby aka Buck Overby and Chuck Duncan aka Charles Duncan, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 23rd day of March, 2009.

Commission expires: 1/23/2011

Tammy Duncan
Notary Public

File Number: 290200814

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

