File No. 131024

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049480 DEEDWARR
Recvd: 07/11/14 08:14 2 pgs
Fees:13.00 Taxes:147.63
20140711-0061028

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 9-30-16

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Cole	Keith Cole	083-15-0-197.00
(NAME)	(NAME)	
102 Erie Ct.	Same	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Riverside Dev, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Cole, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being **Lot No. 4** on the final plat of "**Riverside Drive Subdivision, Section One**", as shown on plat of record in Instrument Number 20140501-0036966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING PART OF the same property conveyed to Riverside Development, LLC, a Tennessee limited liability company, by Warranty Deed from Beulah M. Wade, dated 11/30/07 and recorded 12/19/07 in Instrument Number 20071219-0145648, Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Instrument Number 20140501-0036966, said Register's Office.

Subject to Ground Lease Agreement of record in Book 10760, Page 542, as assigned in Book 11520, Page 540, acknowledged in Book 11520, Page 549, and further assigned in Book 11520, Page 556 and Instrument Number 20001211-0121548, said Register's Office.

Subject to a(n) Telecommunications Easement of record in Instrument Number 20140114-0003779; Inspection and Maintenance Agreement for Private Stormwater Management Facilites of record In Instrument Number 20140307-0019251, said Register's Office.

This conveyance is subject to any and all existing easements of record.

File No. 131024

unimproved ☒

This is improved ☐ property, known as Lot 4 Riverside Drive, Nashville, TN 37216

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my hand this 13th day of June, 2014.

Riverside Dev, LLC, A Tennessee limited liability company

By: _____

Matthew A. DeVasher , Managing Member

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew A. DeVasher with whom I am personally acquainted and who upon his/her oath acknowledged himself to be the Managing Member of Riverside Dev, LLC, a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Matthew A. DeVasher as such Managing Member.

Witness my hand and official seal this 13th day of June, 2014.

Commission expires:

_____

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016