This instrument prepared by and **Record and Return to:**
**Parthenon Title Agency, LLC**
**85 White Bridge Road Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **14-1235**

BILL GARRETT, Davidson County
Trans:T20140089629 DEEDWARR
Recvd: 12/01/14 09:59 5 pgs
Fees:28.00 Taxes:4750.80
20141201-0109718

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **11/18/2014**, by and between **Riverpoint, LLC., a Tennessee Limited Liabilty Company**, parties of the first part, and **Bart Ashley and Laurie Ashley, husband and wife,** party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

See Exhibit A

This conveyance is made subject to: Any unrecorded Easements/ Restrictions and or any rights to any parties for the use of existing trails, hunting roads or logging.

Parcel ID # **067 00 0 001.00**

☐ Improved

☒ Unimproved property located at: **5614 Ashland City Highway, Nashville, TN 37218**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Riverpoint, LLC, a Tennessee Limited Liabilty Company
By: Barry Walker
Its: Chief Manager

Riverpoint, LLC., a Tennessee Limited Liabilty Company
By: Deborah Walker
Its: Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Barry Walker, Chief Manager**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the **Chief Manager of Riverpoint, LLC., a Tennessee Limited Liability Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 18th day of November 2014.

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared**Deborah Walker, Member**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge herself to be the **Member of Riverpoint, LLC., a Tennessee Limited Liability Company**, the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 18th day of November 2014.

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**********

Owner's Name: **Bart Ashley and Laurie Ashley**

and Address: **5614 Ashland City Highway, Nashville, TN 37218**

Mail tax bills to: 215 Deer Park Circle, Nashville, TN 37205

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,284,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 18th day of November, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

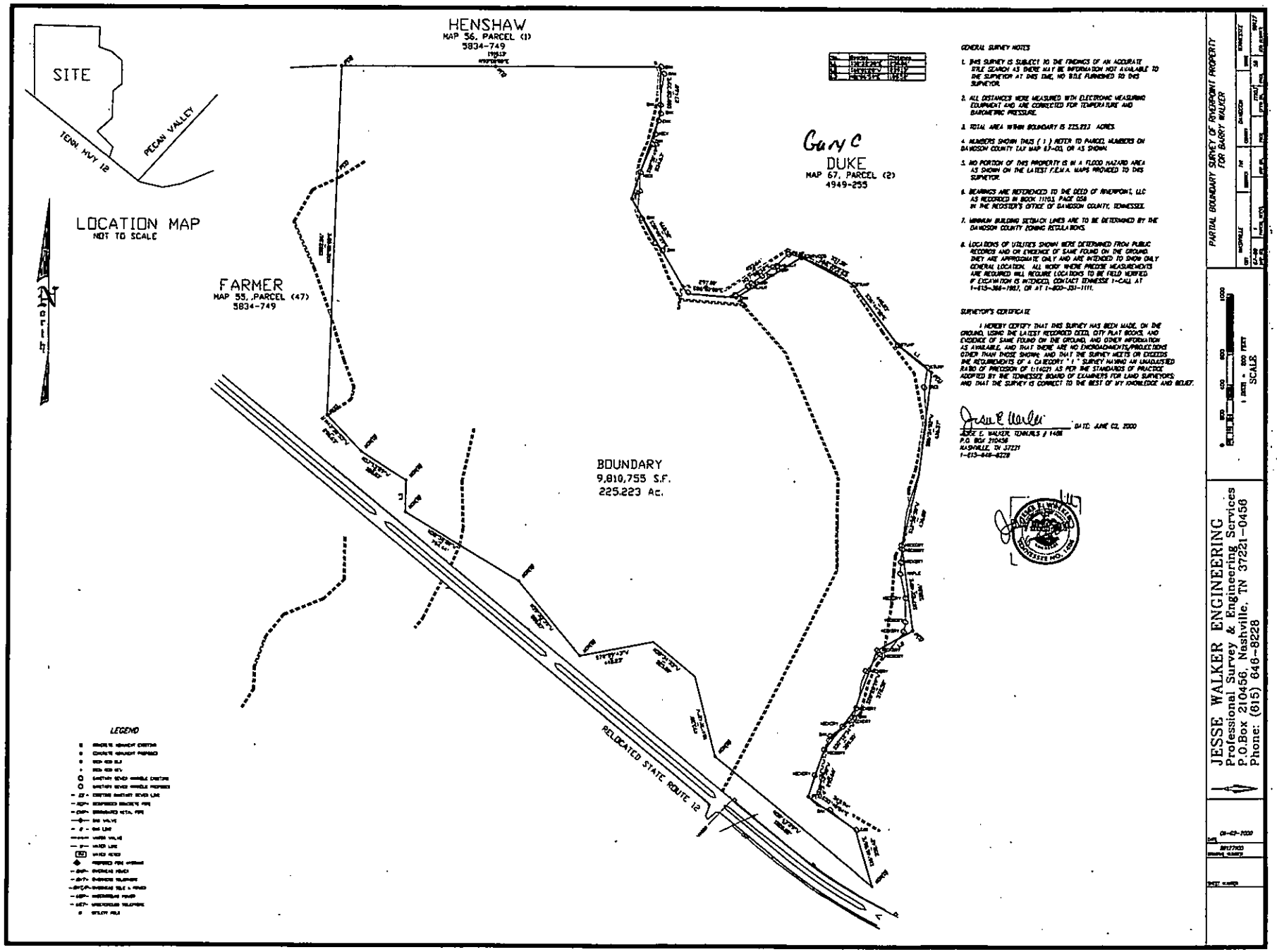
Exhibit A

Legal Description

Being unimproved property located on the north side State Highway 12, Nashville, Davidson County, Tennessee and known as and now particularly described as follows:

Beginning at an existing concrete monument on Highway 12 east of Pecan Valley Road and being the southeast corner of subject property and the southwest corner of the Duke property; thence N. 50 degrees 43 minutes 29 seconds W. 1220.22 feet along the northerly right of way of Highway 12 to an existing concrete monument; thence N. 14 degrees 31 minutes 42 seconds W. 493.38 feet to a point; thence N. 50 degrees 34 minutes 35 seconds W. 325.00 feet to a point; thence S. 78 degrees 59 minutes 43 seconds W. 448.22 feet to an existing concrete monument; thence N. 39 degrees, 35 minutes 39 seconds W. 580.07 feet to an existing concrete monument; thence N. 58 degrees 58 minutes 20 seconds W. 794.44 feet to an existing concrete monument; thence N. 01 degrees 06 minutes 59 seconds E. 189.52 feet to an existing concrete monument; thence N. 57 degrees 15 minutes 29 seconds W. 320.03 feet to an existing concrete monument; thence N. 43 degrees 30 minutes 55 seconds W. 296.69 feet to an iron rod set; thence; along the westerly border with the Farmer property, N. 02 degrees 00 minutes 00 seconds E. 2082.86 feet to an iron rod set, being the second iron rod in this line; thence along the northerly border with the Henshaw property N. 90 degrees 00 minutes 00 seconds E. 1910.19 feet to an Oak Tree, passing past an iron rod at the approximate half way point in the line; thence S. 00 degrees 28 minutes 35 seconds E. 274.60 to an Oak Tree; thence S. 18 degrees 51 minutes 49 seconds W. 534.63 feet to an iron rod set; thence 530 degrees 40 minutes 59 seconds E. 660.52 feet to a tree; thence S. 86 degrees 00 minutes 00 seconds E. 297.00 to an iron rod set; thence N. 57 degrees 58 minutes 12 E. 453.64 feet to a Sourwood Tree; thence S. 62 degrees 39 minutes 23 seconds E. 357.10 feet to a stump; thence S. 36 degrees 44 minutes 12 seconds E. 446.03 feet to a stump; thence S. 50 degrees 32 minutes 38 seconds E. 256.86 to an iron rod set; thence S. 06 minutes 34 minutes 02 seconds W. 616.37 feet to a point; thence S. 21 degrees 58 minutes 50 seconds W. 436.80 feet to two Hickory Trees; thence S. 07 degrees 22 minutes 48 seconds E. 510.06 feet to an iron rod set; thence S. 60 degrees 01 minutes 28 seconds W. 239.13 feet to two Hickory Trees, thence S. 20 degrees 28 minutes 19 seconds W. 372.52 feet to a Hickory Tree; thence S. 37 degrees 12 minutes 34 seconds W. 309.55 feet to a Hickory Tree; thence S. 18 degrees 53 minutes 58 seconds W. 295.66 feet to an iron rod set; thence S 55 degrees 40 minutes 04 seconds E. 349.94 to an Oak Tree; thence S. 16 degrees 46 minutes 06 seconds E. 352.42 feet to the point of beginning, said description on contains 225.223 acres on the survey dated June 02, 2000 by Jesse E. Walker, Tenn RLS# 486, a copy of which is attached hereto as exhibit A.

Being a portion of the property corning to Riverpoint LLC by James H Murphy by Quitclaim Deed dated September 3, 1998 of record in Book 11103, page 58 , Register of Deeds Davidson County , Tennessee and conveyed to Riverpoint LLC, by Margaret Williams McMinn by Deed dated September 3, 1998 of recording In Book 11103, Page 50 said Registers Office.


HENSHAW
MAP 56, PARCEL (1)
5834-749
SITE
TENN. HWY 12
PECAN VALLEY
LOCATION MAP
NOT TO SCALE
FARMER
MAP 55, PARCEL (47)
5834-749
Gary C
DUKE
MAP 67, PARCEL (2)
4949-255
BOUNDARY
9,810,755 S.F.
225.223 Ac.
RELOCATED STATE ROUTE 12
LEGEND
GENERAL SURVEY NOTES
1. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH AS THERE MAY BE INFORMATION NOT AVAILABLE TO THE SURVEYOR AT THIS TIME, NO TITLE FURNISHED TO THIS SURVEYOR.
2. ALL DISTANCES WERE MEASURED WITH ELECTRONIC MEASURING EQUIPMENT AND ARE CORRECTED FOR TEMPERATURE AND BAROMETRIC PRESSURE.
3. TOTAL AREA WITHIN BOUNDARY IS 225.223 ACRES.
4. NUMBERS SHOWN THUS ( ) REFER TO PARCEL NUMBERS ON DAVIDSON COUNTY TAX MAP 67-00, OR AS SHOWN.
5. NO PORTION OF THIS PROPERTY IS IN A FLOOD HAZARD AREA AS SHOWN ON THE LATEST F.E.M.A. MAPS PROVIDED TO THIS SURVEYOR.
6. BEARINGS ARE REFERENCED TO THE DEED OF RIVERPOINT, LLC AS RECORDED IN BOOK 11705 PAGE 058 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
7. MINIMUM BUILDING SETBACK LINES ARE TO BE DETERMINED BY THE DAVIDSON COUNTY ZONING REGULATIONS.
8. LOCATIONS OF UTILITIES SHOWN WERE DETERMINED FROM PUBLIC RECORDS AND OR EVIDENCE OF SAME FOUND ON THE GROUND. THEY ARE APPROXIMATE ONLY AND ARE INTENDED TO SHOW ONLY GENERAL LOCATION. ALL WORK WHERE PRECISE MEASUREMENTS ARE REQUIRED WILL REQUIRE LOCATIONS TO BE FIELD VERIFIED. IF EXCAVATION IS INTENDED, CONTACT TENNESSEE 1-CALL AT 1-615-366-7007, OR AT 1-800-351-1111.
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE, ON THE GROUND, USING THE LATEST RECORDED DEED, CITY PLAT BOOKS, AND EVIDENCE OF SAME FOUND ON THE GROUND, AND OTHER INFORMATION AS AVAILABLE, AND THAT THERE ARE NO ENCROACHMENTS/PROJECTIONS OTHER THAN THOSE SHOWN; AND THAT THE SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY "1" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:14021 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS; AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
JESSE E. WALKER, TENN.REG.# 1498
P.O. BOX 210456
NASHVILLE, TN 37221
1-615-848-8228
DATE: JUNE 02, 2020
TENNESSEE REG. NO. 1498
PARTIAL BOUNDARY SURVEY OF RIVERPOINT PROPERTY
FOR BARRY WALKER
SCALE
JESSE WALKER ENGINEERING
Professional Survey & Engineering Services
P.O.Box 210456, Nashville, TN 37221-0456
Phone: (615) 848-8228