WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150011163 DEEDWARR
Recvd: 02/12/15 14:20 2 pgs
Fees: 13.00 Taxes: 1110.00

20150212-0013173

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ripsale Investments, LLC	NEW OWNER	07900009900
(NAME)	(NAME)	
6215 Charlotte Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Cline Development, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ripsale Investments, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Property located in the 20th Councilmanic District of Nashville, Davidson County, Tennessee being Parcel 99.00 on Davidson County property map 79 and being more particularly described as follows:

Being Lot 1 on the Plan of Phase 1, Westport Business Park as of record in Instrument No. 20130828-0091007, Register's Office for Davidson County, Tennessee, Containing 88,166 Square Feet or 2.02 Acres, according to the survey by J. L. Whitson, TN R.L.S. No. 1732, dated November 18, 2014.

Being part of the same property conveyed to Stephen D. Cline, Trustee and Cline Development, LLC, a Tennessee limited liability company by Quit Claim Deed dated from Cline Development, LLC of record in Instrument 20111280101516, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters as set forth per Instrument 201308280091007, said Register's Office.
Right of Way Easement of record in Book 4599, Page 83, said Register's Office.
Right of Way Easement of record in Book 4872, Page 854, said Register's Office.
Right of Way Easement of record in Book 5640, Page 740, said Register's Office.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200811260115659, said Register's Office.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201206040048310, said Register's Office.
Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Westport Business Park

Owner's Association of record in Instrument No. 20150212-0013172, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

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 101 Centennial Circle, Nashville, TN 37209
(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/or 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/or 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 9 day of February, 2015

CLINE DEVELOPMENT, LLC

Stephen Douglas Cline
Chief Manager/Managing Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Stephen Douglas Cline with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager/Managing Member of Cline Development, LLC and that he as such Chief Manager/Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager/Managing Member.

WITNESS my hand and seal this 9th day of February, 2015.

Notary Public
My Commission Expires: 8/25/17

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064