WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 322,500.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 6th DAY OF March2015

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
River Landing Development LLC	Same As New Owners	04300000800; 04300027600; 043040A00400CO; 043040A00800CO; 043040A01000CO; 043040A02300CO; 043040A02500CO; 043040A03300CO; 043040A03400CO; 043040A03600CO; 043040A03700CO
116 Secretariat Place		
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150017689 DEEDWARR
Recvd: 03/11/15 12:40 3 pgs
Fees:18.00 Taxes:1193.25
20150311-0020854

FOR AND 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, ***Rhoten Development Company, Inc***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***River Landing Development LLC***
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:

For reference only this is Property being known as Lots and Acreage in River Landing Old Hickory TN 37138 and being described as follows:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOTS 4, 8, 10, 23, 25, 33, 34, 36, AND 37, ON THE FINAL CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION I, PHASE I, FORMERLY KNOWN AS WINDSTAR ESTATES, SECTION I, PHASE I, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 200607280091763, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

TRACT II:

LAND IN THE ELEVENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE PROPERTY LAKEWOOD/R3, LLC, AS OF RECORD IN BOOK 20051205, PAGE 0145703, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE FUTURE SECTION ONE, PHASE TWO OF CLUSTER LOT SUBDIVISION, RIVER LANDING. DESCRIBED AS FOLLOW;

BEGINNING AT AN IRON ROD ON THE WESTERN RIGHT-OF-WAY OF RYMER COURT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 25 ON THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C., TN; THENCE LEAVINGSAID RIGHT-OF-WAY OF RYMER COURT WITH THE NORTHERN LINE OF LOT 25 S70DEG06'23"W, 105.26 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF LOT 25; THENCE WITH A NEW LINE, N19DEG53'35"W 493.46 FEET TO A POINT ON THE BOUNDARY OF THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C., TN; THENCE WITH THE BOUNDARY OF THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C., TN FOR THE NEXT FOUR CALLS, N74DEG52'26"E 275.30 FEET TO AN IRON ROD; THENCE, S19DEG53'37"E 475.64 FEET TO AN IRON ROD; THENCE S70 DEG06'23"W 123.09 FEET TO AN IRON ROD ON THE EAST RIGHT-OF-WAY OF RYMER COURT; THENCE CROSSING RYMER COURT RIGHT-OF-WAY, S76DEG23'12" W 46.28 FEET TO THE POINT OF BEGINNING; CONTAINING 3.05 ACRES, MORE OF LESS; AS SURVEYED: OCTOBER 24,2011, BY: L. STEVEN BRIDGES, JR., RLS#1740 OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075-3518. PHONE 615-822-5394. THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO PUBLIC UTILITY AND DRAINAGE

EASEMENTS (P.U.D.E) AS SHOWN ON THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C., TN.

TRACT III:

LAND IN THE ELEVENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE PROPERTY LAKEWOOD/R3, LLC, AS OF RECORD IN BOOK 20051205, PAGE 0145703, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE FUTURE SECTION ONE, PHASE TWO OF CLUSTER LOT SUBDIVISION, RIVER LANDING. DESCRIBED AS FOLLOW;

BEGINNING AT AN IRON ROD ON THE WESTERN RIGHT-OF-WAY OF KEETON AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT ELEVEN ON THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN;
THENCE, N67°47'15"E 43.97 FEET TO A MAG. NAIL IN A ROCK ON THE RIGHT-OF-WAY OF KEETON AVENUE; THENCE WITH THE RIGHT-OF-WAY OF KEETON AVENUE, S41°20'00"E 181.75 FEET TO AN IRON ROD AT THE CORNER OF NATALIE B. DILLARD, BOOK 20101015, PAGE 0082773, R.O.D.C,TN;
THENCE WITH THE PROPERTY LINE OF NATALIE B. DILLARD AND MYERS E. BROWN, DEED BOOK 5402, PAGE 974, R.O.D.C.,TN, 560°56'45"W 2,630.90 FEET TO THE CUMBERLAND RIVER LINE; THENCE WITH THE LINE OF THE CUMBERLAND RIVER, N16°33'43"W 1180.85 FEET TO AN IRON ROD; THENCE LEAVING SAID LINE OF THE CUMBERLAND RIVER AND WITH A NEW LINE, N74°53'27"E 250.49 FEET TO AN IRON ROD; THENCE CONTINUING WITH A NEW LINE FOR THE NEXT FOUR CALLS, 516°19156"E 158.97 FEET TO AN IRON ROD; THENCE, S26°24'03"E 53.90 FEET TO AN IRON ROD; THENCE, N74°53'27"E 702.27 FEET TO AN IRON ROD; THENCE, N89°47'22"E 260.73 FEET TO AN IRON ROD ON THE TEMPORARY TURNAROUND FOR THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN; THENCE WITH THE TEMPORARY TURNAROUND AND A CURVE TO THE LEFT, DELTA OF 172°06'03", RADIUS OF 50.00 FEET, LENGTH OF 150.19 FEET AND HAVING A CHORD BEARING OF 574°24'47"E 99.76 FEET TO THE POINT OF A CURVE TO THE RIGHT; THENCE CONTINUING WITH SAID TEMPORARY TURNAROUND, DELTA OF 50°33'53", RADIUS OF 25.00 FEET, LENGTH OF 22.07 FEET AND HAVING A CHORD BEARING OF N44°49108"E 21.36 FEET TO A POINT; THENCE CONTINUING WITH SAID TEMPORARY TURNAROUND, N70°06'04"E 17.65 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF LOT 24 ON THE BOUNDARY OF THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN; THENCE WITH THE LINE OF THE BOUNDARY OF THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN FOR THE NEXT ELEVEN CALLS, S19°53'37"E 105.35 FEET TO AN IRON ROD; THENCE, N67°33'26"E 235.79 FEET TO AN IRON ROD;
THENCE, N20°32'17"W 27.86 FEET TO A POINT AT A FENCE; THENCE, N67°33'26"E 112.48 FEET TO AN IRON ROD ON AN UNNAMED RIGHT-OF-WAY; THENCE WITH UNNAMED RIGHT-OF-WAY, 522°26'34"E 44.59 FEET TO AN IRON ROD; THENCE CROSSING THE UNNAMED RIGHT-OF-WAY, N67°33'26"E 307.20 FEET TO AN IRON ROD; THENCE, NO3°03'57"E 24.93 FEET TO AN IRON ROD; THENCE, N67°33'26"E 339.76 FEET TO AN IRON ROD; THENCE, S25°23'52"E 120.16 FEET TO AN IRON ROD; THENCE WITH A COUNTER-CLOCKWISE CURVE, DELTA OF 10°12'54", RADIUS OF 277.00 FEET, LENGTH OF 49.38 FEET AND HAVING A CHORD BEARING OF N66°12'57"E 43.97 FEET TO AN IRON ROD; THENCE, N61°06'30"E 43.14 FEET TO THE POINT OF BEGINNING; CONTAINING 34.66 ACRES, MORE OR LESS;

AS SURVEYED: OCTOBER 24, 2011, BY: L. STEVEN BRIDGES, JR., RLS#1740 OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SH1VEL DRIVE, HENDERSONVILLE, TENNESSEE 37075-3518. PHONE: 615-8225394.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.D.E,), A 7.5 FOOT P.U.D.E. FROM TOP OF BANK, OF THE CUMBERLAND RIVER, A 25 FOOT BUFFER AND P.U.D.E. FROM TOP OF BANK OF EXISTING POND, A FLOOWAY, A 50' FLOODWAY BUFFER AND A 25 FOOT GREENWAY DEDICATION, AS SHOWN ON THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN.

Being the same property conveyed to RHOTEN DEVELOPMENT COMPANY INC. by Sustitute Trustee's Deed from Bobby D Davis dated 9/4/09 and filed for record on 9/4/09 of record in Inst. No. 200909040083331, said Register's Office for said County.

This is: Unimproved (x)
Improved ( ) Property, known as Lots and Acreage in River Landing, Old Hickory, TN 37138
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 its hand this 6th day of March, 2015.

Rhoten Development Company, Inc.

By: David E Rhoten, President
David E. Rhoten, President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s) 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 and official seal this _____ day of March, 2015.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared David E. Rhoten, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of the Rhoten Development Company, Inc., the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David E. Rhoten as such President.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 6th day of March, 2015.

My commission expires: 2/6/17

_____
Notary Public

M. TODD CATHEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public