BILL GARRETT, Davidson County
Trans:T20150039832 DEEDWARR
Recvd: 05/21/15 15:45 2 pgs
Fees:13.00 Taxes:971.25

20150521-0047232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Mary Birthright
Affiant

Subscribed and sworn to before me this 15TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL A. BUCHHOP NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary F. Birthright and Thomas L. Cunningham, III, both unmarried, as Tenants in Common	Same as new owners	01808004800
	(NAME)	
708 North Main Street		
(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 hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we French Landing Investors, a Tennessee general partnership, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary F. Birthright and Thomas L. Cunningham, III, both unmarried, as Tenants in Common, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, IN THE CITY OF GOODLETTSVILLE AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF U.S. HIGHWAY 41 AND 31, AND THE L&N RAILROAD AND BEING MORE FULLY DESCRIBED AS FOLLOW

BEGINNING AT A CONCRETE MONUMENT ON THE WEST MARGIN OF THE U.S. HIGHWAY 41 AND 31, AND ON THE NORTH RIGHT-OF-WAY OF THE L&N RAILROAD; THENCE, N 57 DEG. 08 MIN. 57 SEC. W A DISTANCE OF 700.57 FEET WITH THE (731) 989-4991NORTH RIGHT-OF-WAY OF THE L&N RAILROAD TO IRON PIN; THENCE, N 70 DEG. 10 MIN. 33 SEC. E A DISTANCE OF 533.51 FEET TO AN IRON PIN ON THE WEST MARGIN OF U.S. HIGHWAY 41 AND 31; THENCE, SOUTHERLY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1875.00 FEET AND A CENTRAL ANGLE OF 14 DEG. 29 MIN. 06 SEC. (CHORD BEARING AND DISTANCE OF S. 9 DEG. 50 MIN. 23 SEC. E 172.76 FEET) A DISTANCE OF 474.02 FEET WITH THE WEST MARGIN OF U.S. HIGHWAY 41 AND 31 TO AN IRON PIN; THENCE, S 3 DEG. 31 MIN. 15 SEC. E, A DISTANCE OF 95.33 FEET WITH THE WEST MARGIN OF U.S. HIGHWAY 41 AND 31 TO THE POINT OF BEGINNING, CONTAINING 3.58 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM:

THIS INSTRUMENT AND THE PROPERTY DESCRIPTION BELOW WERE PREPARED FROM THE PLANS OF THE CAPTIONED PROJECT BY: TENNESSEE DEPARTMENT OF TRANSPORTATION, 6601 CENTENNIAL BOULEVARD, NASHVILLE, TENNESSEE 37243-0360.

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING WEST MARGIN OF STATE ROUTE 11 AND THE SOUTH BOUNDARY OF THE KENNETH R. GREER AND STANLEY H. MORRIS, JR. PROPERTY, SAID POINT OF INTERSECTION BEING 45.36 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 579-49.93; THENCE WITH SAID EXISTING MARGIN (1) HAVING A CURVE RIGHT AND SOUTHERLY 474 FEET, MORE OR LESS, (2) SOUTHERLY 79 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING 38.30 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 573-89.10; THENCE WITH THE SOUTH BOUNDARY OF THE HEREIN DESCRIBED PROPOSED NORTH 52 DEG. 47'48' WEST 29.13 FEET TO A POINT, SAID POINT BEING 62.00 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 574-06.71; THENCE WITH THE PROPOSED WEST MARGIN OF SAID ROAD (1) NORTH 00 DEG. 01'33" WEST 80.94 FEET (2) HAVING A 2229.83 FOOT RADIUS CURVE LEFT AND NORTHERLY 448.94 FEET TO A POINT, SAID POINT BEING 62.00 FEET LEFT OF STATE ROUTE 11 PROPOSED CENTERLINE STATION 579-49.07; THENCE WITH GREER AND MORRIS NORTH 75 DEG. 31'00" EAST 16.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.271 ACRES MORE OR LESS.

WARRANTY DEED
(Continued)

BEING A PORTION OF THE PROPERTY CONVEYED TO FRENCH LANDING INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED DATED 08/02/2007 FROM VALLEY VIEW MOBILE HOME PARKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20070813-0096381, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ACKNOWLEDGMENT OF CONVERSION OF FRENCH LANDING INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO FRENCH LANDING INVESTORS, A TENNESSEE GENERAL PARTNERSHIP, EFFECTIVE 12/31/2009, OF RECORD IN INSTRUMENT NO. 20091230-0118496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved (X)
This is improved ( ) property, known as 0 North Main Street, Goodlettsville, TN 37072
(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/our hand(s) this 15th day of May, 2015.

French Landing Investors,
a Tennessee general partnership

James L. Paradise, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared James L. Paradise, Jr., Chief Manager of French Landing Investors, a Tennessee general partnership, the within named bargainor, a general partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that as such Chief Manager, he executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership, as Chief Manager.

Witness my hand at Goodlettsville, Tennessee, on this the 15th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC SEAL DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072