BILL GARRETT, Davidson County
Trans:T20150070883 DEEDWARR
Recvd: 08/21/15 11:54 3 pgs
Fees:18.00 Taxes:2960.00
20150821-0084585

Box 44

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Evie Enterprises, A Tennessee GP	New Owner	09115002800
4121 Hillsboro Pike, Ste. 302		
Nashville, TN 37215		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Steve Eatherly, Successor Trustee of the J. D. Rivergate Land Trust (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Evie Enterprises, a Tennessee General Partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING located in the 24th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the U.S. Highway 70 (State Route 24, Charlotte Avenue) and 54th Avenue North intersection and being all of the Eckhardt Exchange Corporation Property, as recorded as Instrument #20040617-0072011 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new 1" brass disk monument at the southeasterly intersection of U.S. Highway 70 (State Route 24, Charlotte Avenue) and 35th Avenue North, said monument being a northwesterly corner of this tract;

Thence leaving said easterly right-of-way of 54th Avenue North and continuing along with the southerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue), N 73°50'46" E a distance of 118.96' to a new 1" brass disk monument, said monument being a corner common to the Gary Adams Property, as recorded in Deed Book 10912 Page 249, in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) and continuing along with the northwesterly property lines of the Gary Adams Property the following two calls: S 15°46'09" E a distance of 119.70' to a chiseled "x" in a concrete patio;

Thence S 74°05'01" W a distance of 129.20' to new 1" brass disk monument, said monument being the easterly right-of-way of 54th Avenue North;

Thence leaving said Gary Adams Property and continuing along with the easterly right-of-way of 54th Avenue North, N 10°51'38" W a distance of 119.67' to a new 1" brass disk monument; which is the point of beginning, having an area of 14,820 square feet, 0.34 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated July 27, 2015.

Being the same property conveyed to Eckhardt Exchange Corporation, Trustee of the J. D. Rivergate Land Trust by deed dated June 15, 2004, from James I. Vance Berry and SunTrust Bank Nashville, N.A., Trustees under the Last Will and Testament of Pauline S. Parman, of record in Instrument No. 20040617-0072011, Register's Office for Davidson County, Tennessee. By Appointment of Successor Trustee, Steve Eatherly was appointed Successor Trustee, replacing Eckhardt Exchange Corporation, of record in Instrument No. 20130820-0087783, Register's Office for Davidson County, Tennessee.

This is improved real property located at 5345 Charlotte Avenue, Nashville, Tennessee 37209.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, page 648, Register's Office for Davidson County, Tennessee.
3. Subject to Lease by 1102 Properties, LLC, a Tennessee limited liability company dated September 16, 2009, not of record.
4. Appointment of Successor Trustee of the J.D. Rivergate Land Trust nominates and appoints Steve Eatherly, Successor Trustee of record in Instrument No. 20130820-0087783, said Register's Office for Davidson County, Tennessee.
5. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $800,000.00.)
( )
(Affiant)
(Subscribed and sworn to before me)
(this 20th day of August, 2015.)
( )
(My Commission Expires: Notary Public)

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 10, 2016

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor further covenants and binds, itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 20th day of August, 2015.

J. D. Rivergate Land Trust

By: _____
Steve Eatherly, Successor Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Steve Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Successor Trustee for J. D. Rivergate Land Trust and as such Successor Trustee acknowledged that he is authorized to execute the foregoing instrument on behalf of J. D. Rivergate Land Trust, the within named bargainor, a Trust, and that he as such Successor Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee this 20th day of August, 2015.

_____
Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019