WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066272 DEEDWARR
Recvd: 08/02/16 10:12 2 pgs
Fees:13.00 Taxes:3061.38
20160802-0079540

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $827,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RHB, LLC	Same As New Owner	06800004500
(NAME)	(NAME)	
4472 Hickory Grove Road		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nina S. Moss,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RHB, LLC, a Tennessee Limited Liability Company,** 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:

The following paragraphs describe a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, said tract being that property which was conveyed to Nina S. Moss, by C & N Leasing and Rental Co., Inc., in a deed of record in Instrument Number 20070730-0089816, Register's Office for Davidson County, Tennessee.

Beginning at a fence post (old), in the southerly right-of-way of the Cheatham County Rail Authority, and WWCR Avenue, (not open), the northwest corner of a tract of land which belongs to Hailey's harbor, having a deed reference in Deed Book 8272, Page 122, RODCT, the northeast corner of this tract, and continuing, as follows:
S 08°59'14" W, passing a concrete monument (old), a common corner of said tract of land which belongs to Hailey's Harbor, and a second tract of land which belongs to Hailey's Harbor, having a deed reference in Deed Book 8272, page 122, RODCT, and continuing on in all, 1416.45 feet to a point on the northerly side of the Cumberland River, located at elevation 391.50, the southwest corner of said second tract of land which belongs to Hailey's Harbor, marked by a witness pin (new);
thence with the northerly side of the Cumberland River and the meanders of elevation 391.50, as follows:
N 70°28'32" W, 40.49 feet;
thence, N 64°43'32" W, 134.92 feet;
thence, N 63°54'48" W, 571.70 feet;
thence, N 61°45'33" W, 132.29 feet;
thence, N 60°18'56" W, 89.11 feet to a point on the northerly side of the Cumberland River, the southwest corner of a tract of land which belongs to WNQM, Inc., having deed references in Deed Book 6222, Page 67, and Deed Book 4024, Page 790, RODCT, marked by a witness pin (new);
thence, N 08°11'00" E, passing a common corner of said tract of land which belongs to WNQM, Inc., and a tract of land which belongs to Nashville and Western Railroad Corp, having a deed reference in Instrument No. 20031107-0163790, RODCT, and continuing on in all, 1149.64 feet to an iron pin (new), in the southerly right-of-way of the Cheatham County Rail Authority, and WWCR Avenue, in the easterly boundary of said tract of land which belongs to Nashville and Western Railroad Corp.;
thence, S 79°42'00" E, 940.37 feet, to the point of beginning, containing **27.58 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Hwy 41 North, Springfield, Tennessee, 37172, dated August 15, 2010.

The above described tract of land is subject to flowage easements, as shown on the plat this survey.

The above described tract of land may be found on Tax Map 68, Parcel 45, in the Tax Assessor's Office for Davidson County, Tennessee. File: Steve/100177L

Being the same property conveyed to Nina S. Moss, a single woman, by Quitclaim Deed from C & N Leasing and Rental Co., Inc., filed for record on July 30, 2007 as Instrument No. 20070730-00898.16, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 1234 WWCR Avenue, Nashville, TN 37218

(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 hands this 1st day of August, 2016.

Nina S. Moss

Nina S. Moss

Stat e of Tennessee
County of Davidson

Personally appeared before me Nina S. Moss, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2016.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 36989

