WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160079615 DEEDWARR
Recvd: 09/12/16 11:07 2 pgs
Fees: 13.00 Taxes: 980.50
20160912-0095511

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bedrock Global Capital, LLC	Bedrock Global Capital, LLC	064-01-O-023.00
(NAME) 20C Trolley Square ~~507 Brandywine Drive~~	(NAME) 20C Trolley Square ~~507 Brandywine Drive~~	
(ADDRESS) Wilmington, DE 19806 ~~Old Hickory, TN 37138~~	(ADDRESS) Wilmington, DE 19806 ~~Old Hickory, TN 37138~~	
(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, we, **Manse Richard Stanfield, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bedrock Global Capital, LLC**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127, on the plan of Section 3, Brandywine Farms, of record in Plat Book 3842, Page 75, and an additional tract described in Book 4893, Page 952 (erroneously shown as Page 953 in previous Deeds), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the easterly margin of Brandywine Drive, said point being 157.2 feet north of the beginning of a curve where the east margin of Brandywine Drive intersects the north margin of Shute Lane; thence leaving said margin South 84 deg. 08' East 315.46 feet to a point; thence South 7 deg. 08' West 215.17 feet to a point in the northerly margin of Shute Lane; thence with said margin North 81 deg. 58' West 263.41 feet to a point; thence around a curve having a radius of 50.0 feet a distance of 77.8 feet to a point; thence with the easterly margin of Brandywine Drive 157.2 feet to the point of beginning.

INCLUDED BUT EXCLUDED from the above property is the conveyance from Jewell D. Simmons, a widow, to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record in Book 10309, Page 479, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing north margin of Shute Lane and the west boundary of the Eugene B. Bagsby, III property; thence with said existing margin (1) westerly 258 feet, more or less (2) having a curve right and northwesterly 42 feet, more or less to a point, said point being 42.00 feet left of Shute Lane proposed centerline station 16+23.80, more or less; thence with the proposed north margin of said road (1) south 82 degrees 18 minutes 23 seconds east 10.23 feet (2) south 82 degrees 13 minutes 16 seconds east 285.86 feet to a point; thence with said boundary south 07 degrees 41 minutes 37 seconds west 12 feet, more or less to the point of beginning and containing 0.082 acres.

Being the same property conveyed to Manse Richard Stanfield and wife, Janet M. Stanfield by Installment Deed from Jewell D. Simmons, unmarried, dated February 12, 1997 and recorded February 12, 1997 of record in Book 10348, Page 344, Register's Office for Davidson County, Tennessee. Janet M. Stanfield died on September 18, 2007, leaving Manse Richard Stanfield as the sole surviving tenant by the entirety.

All matters shown on the plat of record in Book 3842, Page 75, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 507 Brandywine Drive, Old Hickory, TN 37138
(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), 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), 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 9th day of September, 2016.

Manse Richard Stanfield

State of Tennessee
County of Wilson

Personally appeared before me Manse Richard Stanfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of September, 2016.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122