WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093930 DEEDWARR
Recvd: 10/25/16 08:37 3 pgs
Fees:18.00 Taxes:555.00
20161025-0112487

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

J-CC-16-0-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3618
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Westport Development and Associates Inc.	**New Owner**	
(NAME)	(NAME)	**48-242.00** **48-294.00**
3763 Westport Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 consideration, the receipt of which is hereby acknowledged, **EDDIE L. SHIELDS AND MICHAEL L. SHIELDS, SR. AND SHAWN V. JENKINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESTPORT DEVELOPMENT AND ASSOCIATES INC.** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I (Map/Parcel 48-242.00)
Known as 0 Stevens Lane

Land in the 2nd Civil District of Nashville, Davidson County, Tennessee, being known as Tax Map 48, Parcel 242, and being more particularly described as follows:

Beginning at a point 04 deg. 38'20"W 30.57 feet from the Northerly margin of Stevens Lane; thence N 30 deg. 39'52"W 690.04 feet to a point; thence N 56 deg.25'00"E 501.90 feet to an iron post, continuing an additional 681.57 feet for a total of 1,183.47 feet, to a point; thence S 09 deg. 50'20"E 316.53 feet to a point; thence S 81 deg. 08'17"W 300.14 feet to an iron pin; thence S 54 deg. 54'17"W 367.91 feet to a point; thence S 08 deg. 29'39"E 689.44 feet to a point; thence N 89 deg. 00'32" W 192.38 feet to the point of beginning, containing 8.31 acres, more or less as shown by boundary survey by Thornton and Associates, Inc. TN RLS #1123, dated January 29, 1996.

Included but specifically excluded from the above tract of land is that portion conveyed to Westport Development Company from Katharine Shields, filed for record on August 31, 2000 in Instrument No. 20000831-0086404, Register's Office for Davidson County, Tennessee, and more particularly described as follows, to-wit:
Beginning at a point, said point being the southwest corner of Parcel 242, and said point being the southwest corner of the herein described property, and said point being the northwest corner of Parcel 281, and said point being in the east line of Parcel 205 belonging to Blackman as evidenced in Deed Book 5462, Page 527 (RODCT), thence;
1) along the east line of Blackman, N 30 deg. 39'52"W a distance of 690.04 feet to a point; said point being the northwest corner of the property herein described, and said point being the southwest corner of Parcel 216 belonging to Proctor Family Partnership as evidenced in Deed Book 9339, Page 469 (RODCT), thence;
2) following the south line of Parcel 216 N 56 deg. 25'00"E a distance of 172.86 feet to a point; thence,
3) leaving Parcel 216 and severing Parcel 242 S 55 deg. 00'00"E a distance of 148.08 feet to a point, thence;
4) continuing to sever Parcel 242 with a curve to the right, (said curve having a delta angle of 19 deg. 54'17", a radius of 150.00 feet, a chord bearing of N 44 deg. 57'08"E, and a chord length of 51.85 feet) an arc length of 52.11 feet to a point, thence;
5) continuing to sever Parcel 242 N 54 deg. 54'17"E, a distance of 10.50 feet to a point, thence;
6) continuing to sever Parcel 242 S 35 deg. 05'43"E, a distance of 50.00 feet to a point, thence;
7) continuing to sever parcel 242 N 54 deg. 54'17'E, a distance of 126.09 feet to a point, said point being the northeast corner of the property herein described, and said point being the northwest corner of Parcel 241 belonging to Burton as evidenced in Deed Book 7474, Page 506 (RODCT), thence;
8) following the west line of Parcel 241, S 08 deg. 29'39"E, a distance of 689.44 feet to a point, said point being the southeast corner of Parcel 242 and said corner being the southeast corner of the property herein

described, and said point being the southwest corner of Parcel 241, and said point also being the northeast corner of Tract 1, thence;
9) following the north line of Parcel 281, N 89 deg. 00'32" W, a distance of 192.38 feet to a point, the beginning, containing 4.907 acres, more or less.

Tract II (Map/Parcel 48-294.00)
Known as 3854 Stevens Lane

Tract A:
Being a parcel of land in the 1st Civil District of Davidson County, Tennessee and located north of Stevens Lane and west of Clarksville Highway and being more particularly described as follows:
Beginning at a point on the northerly margin of Stevens Lane, and said point being the southwest corner of Parcel 281, and said point being the southwest corner of the herein described property, and said point being the southeast corner of Parcel 205 belonging to Blackman as evidenced in Deed Book 5462, Page 527 (RODCT), thence;
1) leaving said margin and following the east line of Blackman N 04 deg. 38'20"W, a distance of 30.57 feet to a point, said point being the northwest corner of Parcel 281, and said point being the southwest corner of Parcel 242, thence;
2) leaving the east line of Blackman, following the south line of Parcel 242, S 89 deg. 00'32"E 192.38 feet to a point, said point being the northeast corner of the herein described property, and said point being the southeast corner of Parcel 242, and said point being the southwest corner of Parcel 241 belonging to Burton as evidenced in Deed Book 7474, Page 506 (RODCT), thence;
3) leaving Parcel 242 and severing Parcel 281, South 80 deg. 29'39"E 11.68 feet to a point, said point being the southeast corner of the property herein described and said point being on the north margin of Stevens Lane, thence:
4) with the north margin of Stevens Lane, South 85 deg. 20'57"W, a distance of 192.24 feet to a point, the beginning, containing 0.093 acres, more or less.

Tract B:
Beginning at a point, said point being the southwest corner of Parcel 242, and said point being the southwest corner of the herein described property, and said point being the northwest corner of Parcel 281, and said point being in the east line of Parcel 205 belonging to Blackman as evidenced in Deed Book 5462, Page 527 (RODCT), thence;
1) along the east line of Blackman, N 30 deg. 39'52"W a distance of 690.04 feet to a point; said point being the northwest corner of the property herein described, and said point being the southwest corner of Parcel 216 belonging to Proctor Family Partnership as evidenced in Deed Book 9339, Page 469 (RODCT), thence;
2) following the south line of Parcel 216 N 56 deg. 25'00"E a distance of 172.86 feet to a point; thence,
3) leaving Parcel 216 and severing Parcel 242 S 55 deg. 00'00"E a distance of 148.08 feet to a point, thence;
4) continuing to sever Parcel 242 with a curve to the right, (said curve having a delta angle of 19 deg. 54'17", a radius of 150.00 feet, a chord bearing of N 44 deg. 57'08"E, and a chord length of 51.85 feet) an arc length of 52.11 feet to a point, thence;
5) continuing to sever Parcel 242 N 54 deg. 54'17"E, a distance of 10.50 feet to a point, thence;
6) continuing to sever Parcel 242 S 35 deg. 05'43"E, a distance of 50.00 feet to a point, thence;
7) continuing to sever parcel 242 N 54 deg. 54'17'E, a distance of 126.09 feet to a point, said point being the northeast corner of the property herein described, and said point being the northwest corner of Parcel 241 belonging to Burton as evidenced in Deed Book 7474, Page 506 (RODCT), thence;
8) following the west line of Parcel 241, S 08 deg. 29'39"E, a distance of 689.44 feet to a point, said point being the southeast corner of Parcel 242 and said corner being the southeast corner of the property herein described, and said point being the southwest corner of Parcel 241, and said point also being the northeast corner of Tract 1, thence;
9) following the north line of Parcel 281, N 89 deg. 00'32" W, a distance of 192.38 feet to a point, the beginning, containing 4.907 acres, more or less.

Being part of the same property conveyed to Katharine H. Shields by Quitclaim Deed from Margarette E. Smith, recorded May 25, 1999 in Book 11492, Page 741, Register's Office for Davidson County, Tennessee (as to Tract I) and being the same property conveyed to Katharine H. Shields by Quitclaim Deed from Westport Development Company and Intercept Security Protective Agency, Inc. d/b/a Westport Development Company, recorded March 28, 2002 in Instrument No. 20020328-0038334, Register's Office for Davidson County, Tennessee (as to Tract II). The said Katharine H. Shields having since died intestate on January 16, 2015 and whose probate estate is being administered in the Probate Court for Davidson County, Tennessee, under Docket No. 16P-615, whereas her heirs at law are noted to be Eddie L.Shields, Michael Shields, Sr. and Shawn V. Jenkins.

This conveyance is subject to:
• Stormwater Detention Agreement of record in Instrument No. 20030430-0057887, Register's Office for Davidson County, Tennessee.
• Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Stevens Lane and 3854 Stevens Lane, , Tennessee 37218**.

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), their heirs and 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), 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 the 21st DAY OF OCTOBER, 2016.

Eddie Lawrence Shields by Michael L. Shields, Sr., Attorney-In-Fact

Eddie Lawrence Shields by Michael L. Shields, Sr., Attorney-In-Fact

Michael L. Shields, Sr.

Shawn V. Jenkins by Michael L. Shields, Sr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Shields, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDDIE L. SHIELDS AND SHAWN V. JENKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said EDDIE L. SHIELDS, AND SHAWN V. JENKINS.

Witness my hand and official seal, this the 21st of October, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Shields, the within named bargainor, 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 the 21st day of October 2016.

Notary Public
My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212