WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Waterfront Management Group, LLC and Joseph Keith Breedlove	Same	70 - 7 - 49
(NAME)	(NAME)	
206 Lone Oak Drive		
(ADDRESS)	(ADDRESS)	
White House, TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170022998 DEEDWARR
Recvd: 03/17/17 14:14 2 pgs
Fees:13.00 Taxes:777.00
20170317-0026415

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, John F. Smith, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Waterfront Management Group, LLC, a Tennessee limited liability company, and Joseph Keith Breedlove, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Easterly 50 feet to Lot No. 29 on the Map of J.S. Spurlock Lands, not of record, described according to a survey made by Earle Drive, County Surveyor, April 21, 1925, as follows:

BEGINNING in the center of Alice Avenue at the Northeast corner of property conveyed to James W. Harper and wife by deed from M.H. Webb and wife, of record in Book 2601, page 360, Register's Office for said county; thence with Harper's Easterly line southwardly 260 feet, more or less, to the Cumberland River; thence with said River Eastwardly 50 feet to the corner of Lot Nos. 29 and 30; thence with the line between said two lots Northwardly 265 feet to the center of Alice Avenue; thence with the center of said Avenue Westwardly 50 feet to the beginning.

BEING the same property conveyed to Charles D. Pendleton and wife, Mary Pendleton by Deed from M.H. Webb and wife, Ida Nell Webb dated December 5, 1956 and filed of record in Book 2633, page 558, Register's Office for Davidson County, Tennessee. The said Charles D. Pendleton predeceased Mary Pendleton, leaving the said Mary Pendleton the surviving tenant by the entirety and sole owner of said land. Mary Pendleton died testate on or about September 19, 2012 and under the terms of her will, which will appears of record in the 7th Circuit Court for Davidson County, Tennessee Case No. 17P23, said devised subject premises to Mae Margo Caruso.

BEING the same property conveyed to John F. Smith by Quitclaim Deed from Mae Margo Caruso Bradley dated January 27, 2017 and filed of record in Instrument 20170317-0026414, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Structure Easement reserved by the grantor herein, John F. Smith, and described as follows, to-wit:

Being generally described as Southeast of Alice Street, West of Youngs Lane and North of the Cumberland River, more particularly described as follows:

COMMENCING at an iron rod found in the southerly right of way of Alice Street (40' right of way) at the common front corner of the John F. Smith et ux properties (Deed Book 4674, page 723 and Instrument 201211280109364); thence leaving said right of way and with the common line between said Smith properties; South 17° 53' 58" East for a distance of 95.62 feet to the true point of beginning; thence leaving said common line on a new easement line through said Smith property (Instrument 20121128-0109364), the following calls: South 73° 59' 18" West for a distance of 3.32 feet; South 15° 17' 32" East for a distance of 24.20 feet; North 73° 59' 18" East for a distance of 1.13 feet; South 15° 48' 05" East for a distance of 19.35 feet; North 73° 59' 18" East for a distance of 4.00 feet to a point in the common line between said Smith properties; thence with said common line North 17° 53' 58" West for a distance of 43.57 feet to the point of beginning, said structure easement described herein containing 164 square feet, more or less.

Said Easement being a portion of the property conveyed to John F. Smith, et ux of record in Instrument 201211280109364, Register's Office for Robertson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1016 Alice Street, Nashville, TN 37218
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of March, 2017

John F. Smith

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John F. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th of March, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017