Bill Garrett Davidson County
Batch# 39445 DEEDWARR
12/19/2017 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20171219-0129188

# WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 7th day of December, 2017

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Homeplacers, LLC | New Owner | 043-17-0-110.00; 112; 113; 114 |
| 14977 Old Hickory Blvd. | | |
| Nashville, TN 37211 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James S. Sweeney Jr., James S. Sweeney III**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **HomePlacers, LLC, a Tennessee limited liability company**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Legal Description**

**Parcel 110**

**Land in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J,. Bruce Rainey, Surveyor # 823 dated September 28, 2017 and known as Job No. 170149 as follows:**

**Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S31°12'43"E 861.12' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive N62°07'42"E passing a witness iron pin at 108.06' in all 164.83' to the low water mark of the Cumberland River; thence with the said Low water mark 527°52'18"E 50.00' to a point; thence leaving the said River S62°07'42"W passing a witness iron pin at 46.86' in all 164.82' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) N27°53'00"W 50.00' to the point of beginning, containing 0.19 ac more or less.**

**Legal Description**

**Parcel 112,**

**Land in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November16,2017 and known as Job No. 170149 as follows:**

**Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S30°51'57"E 960.96' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive N62°07'42"E passing a witness pin at 112.27', in all 164.81' to the low water mark of the Cumberland River; thence with the said Low water mark S27°52'18"E**

**50.00' to a point; thence leaving the said River S62°07'42"W passing a witness iron pin at 43.28' in all 164.80' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) N27°53'00"W 150.00' to the point of beginning, containing 0.19 acres more or less.**

**Legal Description**

**Parcel 113,**

**Land in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J,. Bruce Rainey, Surveyor #823 dated November16,2017 and known as Job No. 170149 as follows:**

**Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S30°51'57"E 960.96' and S27°53'00"E 50.00' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive N62°07'42"E passing a witness pin at 121.52', in all 164.80' to the low water mark of the Cumberland River; thence with the said Low water mark S27°52'18"E 50.00' to a point; thence leaving the said River S62°07'42"W passing a witness iron pin at 42.36' in all 164.79' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) N27°53'00"W 50.00' to the point of beginning, containing 0.19 acres more or less.**

**Legal Description**

**Parcel 114,**

**Land in the 9th Councilmanic District *of* Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor It 823 dated November 16,2017 and known as Job No. 170149 as *follows:***

**Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S30°51'57"E 960.96' and S27°53'00"E 100.00' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive N62$^{0}$07'42"E passing a witness pin at 122.43', in all 164.79' to the low water mark of the Cumberland River; thence with the said Low water mark S27°52'18"E 50.00' to a point; thence leaving the said River S62$^{0}$07'42"W passing a witness iron pin at 36.90' in all 164.78' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) N27°53'00"W 50.00' to the point of beginning, containing 0.19 acres more or less.**

**Being part of the same property conveyed to James S. Sweeney Jr. and James S. Sweeney, III as joint tenants with right of survivorship by quitclaim deed from James S. Sweeney, Jr. of record in instrument No. 200610100126005 Register's Office of Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land

This is improved property known as: **Rio Vista Drive Tax Parcel 110, 112, 113 and 114, Nashville, TN 37115**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this December 7, 2017.

**James S. Sweeney Jr.**

**James S. Sweeney III**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James S. Sweeney Jr.** and **James S. Sweeney III** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 7, 2017

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires ~~11-4-21~~ 11-8-21

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021