WARRANTY DEED

Bill Garrett Davidson County
Batch# 45809 DEEDWARR
01/09/2018 09:26:09 AM 3 pgs
Fees: $18.00 Taxes: $1,764.90

20180109-0002676

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,000.00

Lura Brady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Drowns Daniel E. Bates	OWNER	026-09-0 092.00
(NAME)	(NAME)	
1417 Drakes Creek Rd		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(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, , **The Davis Limited Family Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy Drowns and Daniel E. Bates,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☑

This is improved ☐ property, known as 0 Rivergate Parkway, Goodlettsville, TN 37072
(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 3rd day of January, 2018.

The Davis Limited Family Partnership

By: The Frank C. Davis Family Corporation,
General Partner

By: _____
Fred L. Turner, President

State of Georgia
County of TROUP

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Fred L. Turner, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Frank C. Davis Family Corporation, General Partner of The Davis Family Limited Partnership, and that he as such President executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 2nd day of January, 2018.

LESLIE ABERNATHY NOTARY PUBLIC TROUP COUNTY, GA

_____
Notary Public
My Commission Expires: 3/30/2020

File No.: 21310

EXHIBIT A

Land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne Cooper, Sr., dated October 27, 1970, described as follows:

Beginning at a point in the southerly margin of Two Mile Parkway at the Mobil Oil Corporation Leasehold Estate, of record in Book 4309, Page 192, Register's Office for Davidson County, Tennessee; thence South 1° 46' east 276.7 feet to a point; thence north 88° 53' west 218.36 feet to a concrete monument; thence north 1° 07' east 112.10 feet to a concrete monument; thence north 88° 380.0 feet to an iron pin; thence north 2° 46' east 771.15 feet to the southerly margin of Two Mile Parkway; thence with said Parkway south 45° 38'east 873.0 feet to the point of beginning, containing 7.37 acres, more or less.

INCLUDED in the above description, but expressly excluded from the subject property are the following parcels:

FIRST EXCLUDED PARCEL:

BEING a parcel of land located in the 11th Councilmanic District, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point, this point being an iron pin set in the southern boundary of Two Mile Parkway at the northeastern corner of the Metropolitan School Board property; thence south 45°, 38' east, 375.00 feet along the southern boundary of Two Mile Parkway to an iron pin; thence 44° 22' west 348.07 feet bounded by the Rivergate Development Company property to an iron pin; thence north 02° 45' west, 511.64 feet bounded by the Metropolitan School Board property to an iron pin, this being the point of beginning and containing 1.498 acres, more or less.

SECOND EXCLUDED PARCEL:

Lot No. 2 on the plan of Parkway Annex, Section 2, of record in Book 5190, page 611, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 137.50 feet on the South margin of Two Mile Parkway, and extends back 325.00 feet on the West line, and 337.43 feet on the East line, to a line on the rear measuring 167.50 feet.

Being that property transferred to Don F. Pierce from Rivergate Development Company of record in Book 5858, Page 888, Register's Office for Davidson County, Tennessee.

This property is benefitted by, and subject to, an easement for ingress and egress as shown on the Plat of Parkway Annex, Section 2, of record in Book 5190, Page 611, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Davis Limited Family Partnership by Deed of record as Instrument No. 20030602 Page 0074736, Register's Office for Rutherford County, TN. The Frank C. Davis Family Corporation is the general partner of the Frank C. Davis Family Partnership. Fred L. Turner is the President of the Frank C. Davis Family Corporation and is authorized to execute all sales documents for the corporation as general partner of The Davis Limited Family Partnership.