# WARRANTY DEED

Bill Garrett Davidson County
Batch# 55075 DEEDWARR
02/05/2018 01:40:03 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20180205-0011508

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| 717 Investments, LLC | 717 Investments, LLC | 094-00-0-133.00 |
| (NAME) | (NAME) | |
| 4503 Yancey Drive | 4503 Yancey Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **G & P Associates, a partnership composed of Charles A. Graham and Robert W. Pomeroy, also known as Robert E. Pomeroy,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **717 Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land located in the 3rd Civil District of Davidson County, Tennessee, being Lot 6-D, Riverhills Industrial Park, Section 7, as recorded in Book 4660, page 72, Register's Office for said County, and more particularly described as follows:

Beginning at a concrete monument in the north right-of-way line of Clovernook Drive, said monument being in the southwest corner of the herein described tract and the southeast corner of Section 4, River Hills Industrial Park recorded in Book 4660, page 46, said Register's Office and proceeding as follows: Leaving said right-of-way, north 5 deg. 56' 28" east a distance of 307.62 feet to a concrete monument, said monument being in the south right-of-way line of the L & N Railroad, thence with said railroad right-of-way, north 85 deg. 10' east a distance of 99.46 feet to a point; thence leaving said right-of-way, south 8 deg. 32' 15" east a distance of 251.97 feet to a concrete monument; thence south 18 deg. 32' 58" west a distance of 100 feet to a point in the north right-of-way of Clovernook Drive; thence with said right-of-way and with a curve to the left having a radius of 636.20 feet a distance of 140 feet to the point of beginning and containing 1.006 acre, more or less, as per survey by Turner Engineering Company dated November 3, 1973. The above described lot is subject to all easements, setback and owner's certificate as shown on the plat recorded in Book 4660, page 72, said Register's Office.

Being the same property conveyed to G & P Associates, a partnership composed of Charles A. Graham, Robert W. Pomeroy and James L. Pomeroy, by Installment Deed from Mrs. Edward C. Kennedy and husband, Edward C. Kennedy, dated November 3, 1983, of record in Book 6171, page 140, Register's Office for Davidson County, Tennessee. James L. Pomeroy assigned his one-third interest in and to G & P Associates, a Tennessee general partnership, to Robert W. Pomeroy and Charles A. Graham, equally, by instrument of record in Book 6860, page 358, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to G & P Associates, a partnership composed of Charles A. Graham and Robert E. Pomeroy, by Quitclaim Deed from James L. Pomeroy, dated May 14, 1986, of record in Book 6859, page 525, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 493 Cave Road, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 4660, page 72; right of way for L&N Railroad referenced in Book 6171, page 140; all of record in the Register's Office for Davidson County, Tennessee.**

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 31st day of January, 2018.

G & P Associates, a partnership composed of Charles A. Graham and Robert W. Pomeroy

Charles A. Graham

By: Charles A. Graham
Its: General Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of G & P Associates, a partnership composed of Charles A. Graham and Robert W. Pomeroy and that he as such General Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as General Partner.

WITNESS my hand and official at Franklin, Tennessee, seal this 31st day of January, 2018.

Notary Public
My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

File No.: 26864