Bill Garrett Davidson County
Batch# 88959 DEEDWARR
05/04/2018 04:19:04 PM 6 pgs
Fees: $33.00 Taxes: $2,812.00
20180504-0043094

GENERAL WARRANTY DEED

FROM: Modern Remains Development, LLC,
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 800
401 Commerce Street
Nashville, Tennessee 37219

TO: Friends of Radnor Lake,
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
1160 Otter Creek Road Nashville, TN 37220	[New Owner]	146-09-0-003.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Sixty Thousand and No/100 Dollars ($760,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of May, 2018.

Notary Public

My Commission Expires: 11-3-20

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2020

FOR AND IN CONSIDERATION OF the sum of Seven Hundred Sixty Thousand and No/100 Dollars ($760,000.00), the receipt and sufficiency of which are hereby acknowledged,

Modern Remains Development, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Friends of Radnor Lake, a Tennessee non-profit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1057 Parkwood Terrace, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 4 day of May, 2018.

MODERN REMAINS DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
Lauren E. Moore
Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Chris Butler, a Notary Public of said County and State, personally appeared Lauren E. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member (or other officer authorized to execute the instrument) of MODERN REMAINS DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as a Member.

Witness my hand and seal, at Office in Nashville, TN, this 4th day of May, 2018.

_____
Notary Public

My Commission Expires:

9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

MODERN REMAINS DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
Kellen A. Moore
Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Chris Butler, a Notary Public of said County and State, personally appeared Kellen A. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of MODERN REMAINS DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand and seal, at Office in Nashville, TN, this 4th day of May, 2018.

_____
Notary Public

My Commission Expires:

9-20-21

EXHIBIT A

Property Description

Being Lot No. 30 on the Plan of Lakeview Manor, of record in Plat Book 2133 at Pages 39-41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Modern Remains Development, LLC by Warranty Deed from J. Mark Jingles, unmarried, recorded on January 22, 2018, as Instrument No. 20180122-0006235, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for 2018 constitute a lien, but are not yet due and payable.

2. All matters as shown on the plan of record in Plat Book 2133, pages 39-41, said Register's Office.