WARRANTY DEED

Bill Garrett Davidson County
Batch# 105474 DEEDWARR
06/18/2018 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $185.00
20180618-0058105

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 13th day of June, 2018.

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:
Jason Kleve and Dewayne Beard 3339 Hamberton Circle Murfreesboro, TN 37128	New Owners	043-07-0 Parcels 096.00; 097.00; 098.00; 099.00; and 101.00

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, and James S. Sweeney III**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Kleve and Dewayne Beard**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Map 43-07 Parcel 96

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being part of the same property conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010_0126005, R.O.D.C., being Lot 48, Block A, as shown on the plan of Eller and VanDiver's Subdivision of p/o Lot 10 of the Anderson Estates, not of record, and being more particularly described as follows:

Beginning at a point located on the easterly Right-of-Way line of Rio Vista Drive, said point being the southwesterly corner of property (Lot 49) conveyed to William C. Sanders, Jr. and wife Shirley Sanders by deed of record in Book 7512, Page 112, R.O.D.C., and being the northwesterly corner of the herein described tract,

Thence, with the above described Sanders property N65deg47min00secE, passing an existing iron pin near the top of the bluff, a total distance of 164.96 feet to a point,

Thence, along the westerly bank of the Cumberland River S 24 deg 12min 30 sec E, approximately 50.00 feet to a point,

Thence, with the northerly line of property (Lot 47) conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010_0126005, R.O.D.C., S65deg47min00secW, passing an existing iron pin near the top of the bluff, a total distance of 164.95 feet to an iron rod (old),

Thence, with the easterly Right-of-Way line of Rio Vista Drive N24deg13min00secW, 50.00 feet to an iron rod (old) and the point of beginning.

Containing approximately 0.19 acre, being the same more or less.

Map 43-07 Parcel 97

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being part of the same property conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010_0126005, R.O.D.C., being Lot 47, Block A, as shown on the plan of Eller and VanDiver's Subdivision of p/o Lot 10 of the Anderson Estates, not of record, and being more particularly described as follows:

Beginning at a point located on the easterly Right-of-Way line of Rio Vista Drive, said point being the southwesterly corner of property (Lot 48) conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010_0126005, R.O.D.C., and being the northwesterly corner of the herein described tract,

Thence, with the above described Sweeney property N 65 deg 47min 00 sec E, passing an existing iron pin near the top of the bluff, a total distance of 164.95 feet to a point,

Thence, along the westerly bank of the Cumberland River S 24 deg 12min 30 sec E, approximately 50.00 feet to a point,

Thence, with the northerly line of property (Lot 46) conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010_0126005, R.O.D.C., S65deg47min00secW, passing an existing iron pin near the top of the bluff, a total distance of 164.94 feet to an iron rod (old),

Thence, with the easterly Right-of-Way line of Rio Vista Drive N24 deg 13 min 00 sec W, 50.00 feet to an iron rod

(old) and the point of beginning.

Containing approximately 0.19 acre, being the same more or less.

Map 43-07 Parcel 98

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being part of the same property conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010_0126005, R.O.D.C., being Lot 46, Block A, as shown on the plan of Eller and VanDiver's Subdivision of p/o Lot 10 of the Anderson Estates, not of record, and being more particularly described as follows:

Beginning at a point located on the easterly Right-of-Way line of Rio Vista Drive, said point being the southwesterly corner of property (Lot 47) conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010_0126005, R.O.D.C., and being the northwesterly corner of the herein described tract,

Thence, with the above described Sweeney property N 65 deg 47 min 00 sec E, passing an existing iron pin near the top of the bluff, a total distance of 164.94 feet to a point,

Thence, along the westerly bank of the Cumberland River S 2 4deg 12 min 30 sec E, approximately 50.00 feet to a point,

Thence, with the northerly line of property (Lot 45) conveyed to Jim Sweeney Construction, Inc., a Tennessee corporation, by deed of record in Book 8040, Page 739, R.O.D.C., S65deg47min00secW, passing an existing iron pin near the top of the bluff, a total distance of 164.94 feet to an iron rod (old),

Thence, with the easterly Right-of-Way line of Rio Vista Drive N 24 deg 13min 00 sec W, 50.00 feet to an iron rod (old) and the point of beginning.

Containing approximately 0.19 acre, being the same more or less.

Map 43-07 Parcel 99

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being the same property conveyed to Jim Sweeney Construction, Inc., a Tennessee corporation, by deed of record in Book 8040, Page 739, R.O.D.C., being Lot 45, Block A, as shown on the plan of Eller and VanDiver's Subdivision of p/o Lot 10 of the Anderson Estates, not of record, and being more particularly described as follows:

Beginning at a point located on the easterly Right-of-Way line of Rio Vista Drive, said point being the southwesterly corner of property (Lot 46) conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010_0126005, R.O.D.C., and being the northwesterly corner of the herein described tract,

Thence, with the above described Sweeney property N65 deg 47 min 00 se cE, passing an existing iron pin near the top of the bluff, a total distance of 164.94 feet to a point,

Thence, along the westerly bank of the Cumberland River S24deg12min30secE, approximately 50.00 feet to a point,

Thence, with the northerly line of property (Lot 44) conveyed to HomePlacers LLC, a Tennessee limited liability company, by deed as evidenced in Instr. #20171010_0103612, R.O.D.C., S65deg47min00secW, passing an existing iron pin near the top of the bluff, a total distance of 164.93 feet to an iron rod (old),

Thence, with the easterly Right-of-Way line of Rio Vista Drive N 24 deg 13 min 00 sec W, 50.00 feet to an iron rod (old) and the point of beginning.

Containing approximately 0.19 acre, being the same more or less.

Map 43-07 Parcel 101

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being part of the same property conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010_0126005, R.O.D.C., being Lot 43, Block A, as shown on the plan of Eller and VanDiver's Subdivision of p/o Lot 10 of the Anderson Estates, not of record, and being more particularly described as follows:

Beginning at a point located on the easterly Right-of-Way line of Rio Vista Drive, said point being the southwesterly corner of property conveyed to HomePlacers, LLC, a Tennessee limited liability company, by deed as evidenced in Instr. #20171010_0103612, R.O.D.C., and being the northwesterly corner of the herein described tract, Thence, with the above described HomePlacers LLC property N65deg47min00secE, passing an existing iron pin near the top of the bluff, a total distance of 164.92 feet to a point,

Thence, along the westerly bank of the Cumberland River S 24 deg 1 2min 30 sec E, approximately 50.00 feet to a point,
Thence, with the northerly line of property conveyed to HomePlacers LLC, a Tennessee limited liability company, by deed as evidenced in Instr. #20180323_0027688, R.O.D.C., S 65 deg 47 min 00 sec W, passing an existing iron pin near the top of the bluff, a total distance of 164.92 feet to an iron rod (old),

Thence, with the easterly Right-of-Way line of Rio Vista Drive N 24 deg 13 min 00 sec W, 50.00 feet to an iron rod (old) and the point of beginning.

Containing approximately 0.19 acre, being the same more or less.

Being part of the same property conveyed to James S. Sweeney, Jr. and James S. Sweeney, III, as joint tenants with rights of survivorship by Quitclaim Deed from James S. Sweeney, Jr. dated October 10, 2006 of record in Instrument Number 20061010-0126005, Register's Office for 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.
- Subject to easement of record in Book 9279, page 694, Register's Office County, Tennessee.

This is unimproved property known as: **Parcels 96, 97, 98, 99 and 101 Rio Vista Drive, 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 June 13, 2018.

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.**, **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 June 13, 2018

Notary Public

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires 11-5-2018

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

My commission expires: 5-3-2021

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