WARRANTY DEED

Bill Garrett Davidson County
Batch# 119355 **DEEDWARR**
07/23/2018 02:54:47 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20180723-0071664

J-CHC-18-3986-H

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FVAG LLC	**New Owner**	
(NAME)	(NAME)	
132 Springbrook Place		**042-10-0-054.00** **042-10-0-052.00** **042-01-00-51.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS G. WATSON AND WIFE, JAQUELINE A. WATSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FVAG LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: (Map & Parcel 04201005400)

Land in the 11th Metropolitan Councilmanic District, (formerly 10th Civil District), in Nashville, Davidson County, Tennessee, and being part of parcel number 51, map 42-1, Property Map and Records System, Davidson County, Tennessee, and being more particularly described as follows: Beginning at an auto axle in the easterly margin of Lot Number 24, Dalemere Subdivision, Section 2, of record in Book 2854, page 133, Register's Office for Davidson County; thence north 24 degrees 3 minutes east 38.2 feet to a concrete monument at the dead end of a street right of way which runs easterly from Yoest Drive; thence continuing 50 feet to another concrete monument at the southeast corner of Lot Number 25 of the above cited subdivision; thence continuing in the same direction 132.33 feet, 130.63 feet, 129.4 feet, and 49.94 feet from iron pin to iron pin with the easterly margins of Lots Numbers 25, 26, 27 and 28 respectively; thence continuing in the same direction approximately 65 feet to the southwest corner of a tract deeded to Thomas D. Watson by deed of record in Book 3832, page 72, Register's Office for Davidson County; thence with Watson's southerly line 190 feet to a point in an imaginary line formed by extending the southerly line of the Clements' property; thence continuing easterly to the southwest corner of the property of Lorene S. Fuller (Formerly J. C. Clements); thence easterly with the southerly line of Fuller 210 feet to the westerly margin of Dickerson Road; thence southerly with said margin of said road 370 feet to the property line of Robert S. Weil, Jr.; thence westerly with said property line south 87 degrees 12 minutes west 259 feet; thence continuing with said property line north 86 degrees 15 minutes west 255 feet to the auto axle at the point of beginning, containing 5.5 acres more or less.

Tract 2: (Map & Parcel 04201005200)

Beginning with a monument in the South margin of Hunter's Lane which is the Northeast corner of Dalemere Section 2, and continuing in an easterly direction 200 feet to a point in the southerly margin of the said Lane, thence South 24 degrees West, paralleled to the East boundary of Dalemore Sub. Section 2 as recorded in Book 2854, page 133, to a point where the Southern boundary extended to property of Clements, intersects this easterly margin; thence from this point in a westerly direction with the extension of the said south boundary to the East margin of Dalemere Sub. Section 2, thence with the boundary of the said Sub. to the monument of the beginning.

Tract 3 (Map & Parcel 04201005100)

Tract I: Land in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) in Nashville, Davidson County, Tennessee, and being part of parcel number 51, Map 42-1, Property Map and Records System, Davidson County, Tennessee, and being more particularly described as follows: Beginning at the southeast corner of a tract deeded to Thomas D. Watson by deed of record in Book 3832, page 72,

Register's Office for Davidson County, Tennessee, thence with Watson's easterly line easterly with said margin of said Lane 21.29 feet to a concrete monument in the westerly line of property sold to Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board thence with the westerly line of said Electric Power Board property north 25 degrees 09 minutes east 166.41 feet to a concrete monument: thence easterly with the southerly line of the Electric Power Board property approximately 15 feet to the northwest corner of property of Lorene S. Fuller (formerly J. C. Clements); thence southerly with the westerly line of Fuller 210 feet; thence westerly on a direct line to the point of the beginning.

Grantor expressly retains an easement in the said property for the purpose of ingress and egress from and to property retained by it.

Tract II: Beginning at a point on the westerly margin of Dickerson Road where the southerly margin of the Pegram property intersects said margin of said road, and being approximately 185 feet south of the intersection of Hunters Lane with said road; thence with southerly margin of said Pegram property 165 feet to a point where the Pegram property joins the Lorene S. Fuller (formerly Clements) property; thence easterly approximately 165 feet to the westerly margin of Dickerson Road; thence 45 feet to the point of beginning; said tract being triangular and containing less than one-tenth of an acre.

Tract 1:

Being the same property conveyed to Thomas G. Watson by Quitclaim deed from Gra-Star Mobile Village, a partnership composed of Thomas G. Watson, Rachel E. Watson, Mary Griffy, Thomas G. Watson, Trustee and Mary Griffy, Trustee of record in Book 8909, page 765, Register's Office for Davidson County, Tennessee, dated March 31, 1993 and recorded on April 7, 1993.
Tract 2:

Being the same property conveyed to Thomas G. Watson and wife, Jacqueline A. Watson by Quitclaim deed from Gra-Star Mobile Village, a partnership composed of Thomas G. Watson, Rachel E. Watson, Mary Griffy, Thomas G. Watson, Trustee and Mary Griffy, Trustee of record in Book 8149, page 393, Register's Office for Davidson County, Tennessee, dated June 29, 1990 and recorded on July 10, 1990.

Tract 3:

Being the same property conveyed to Thomas G. Watson and wife, Jacqueline A. Watson by Quitclaim deed from Gra-Star Mobile Village, a partnership composed of Thomas G. Watson, Rachel E. Watson, Mary Griffy, Thomas G. Watson, Trustee and Mary Griffy, Trustee of record in Book 8909, page 762, Register's Office for Davidson County, Tennessee, dated March 31, 1993 and recorded on April 7, 1993.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Tract 1:
Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6255, Page 488, in the Register's Office for Davidson County, Tennessee. This document voids, vacates and supersedes the easement in Book 6181, page 22, Register's Office for Davidson County, Tennessee.
- Tract 2:
Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6255, Page 485, in the Register's Office for Davidson County, Tennessee. This document voids, vacates and supersedes the easement in Book 6181, page 19, Register's Office for Davidson County, Tennessee.
- Tract 2:
Right of Way Easement of record in Book 8643, Page 834, in the Register's Office for Davidson County, Tennessee.
- Tract 3:
Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 7885, Page 776 and Book 7959, page 688, in the Register's Office for Davidson County, Tennessee.
- Affidavit of Affixation for Manufactured or Mobile Home of record in Instrument Number 20180502-0041494, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3986 Dickerson Pk. & 1143 Hunters Ln., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 20th DAY OF JULY, 2018.

Thomas G. Watson

Jaqueline A. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS G. WATSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of July, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAQUELINE A. WATSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of July, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212