WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140698 DEEDWARR
09/14/2018 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20180914-0091173

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of September, 2018

Notary Public
My Commission expires: 8/1/22
(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:
Graham Nichols	SAME	043-07-0-88.00
110 30th Avenue South		043-07-0-90.00
Nashville, TN 37212		043-07-0-111.00

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 as joint tenants with right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Graham Nichols**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Property Known as Parcel 88:

Land in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated August 31, 2018 and known as Job No. 180137 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S29°58'46"E 1360.47' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the margin of said Rio Vista Drive and with parcel 87 on property map 43-11 N62°43'15"E passing a witness iron pin at 122.23' in all 165.01' to a point at the low water mark of the Cumberland River; thence with the river S27°50'49"E 48.37' to a point; thence leaving the River and with parcel 89 S62°09'21"W passing a witness iron pin at 41.59' in all 165.00' to an iron pin on the easterly margin of Rio Vista Drive; thence with the same N27°50'39"W 50.00' to the point of beginning, containing 8115 square feet more or less.

Property Known as Parcel 90:

Land in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated August 31, 2018 and known as Job No. 180137 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S29°50'00""E 1460.38' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the margin of said Rio Vista Drive and with parcel 89 on property map 43-11 N57°07'19"E passing a witness iron pin at 124.84'' in all 165.00' to a point at the low water mark of the Cumberland River; thence with the river S30°59'23"E 50.00' to a point; thence leaving the River and with parcel 91 S57°09'15"W passing a witness iron pin at 38.78' in all 164.43' to an iron pin on the easterly margin of Rio Vista Drive; thence with the same N31°38'26"W 49.89' to the point of beginning, containing 8239 square feet more or less.

Property Known as Parcel 111:

Land in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated August 31, 2018 and known as Job No. 180137 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S30°51'57"E 960.96' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence with the margin of said Rio Vista Drive N27°53'00:W 50.00' to an iron pin ; thence leaving said Drive and with Parcel 110 on map 43-07 N62°07'42"E passing a witness iron pin at 117.96' in all 164.82' to a point at the low water mark of Cumberland River; thence with the River S27°52'18"E 50.00' to a point; thence with the line of Parcel 112 on Property map 43-07 S 62°07'43"W passing a witness iron pin at 52.54' in all 164.81' to the point of beginning, containing 8239 square feet more or less.

Being part of the same property conveyed to James S. Sweeney, Jr. and James S. Sweeney, III as joint tenants with right of survivorship by deed from James S. Sweeney, Jr. dated 10/10/06 and found 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.

This is unimproved property known as: **0 Rio Vista Drive, Nashville, TN**

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 September 10, 2018.

James S. Sweeney III

James S. Sweeney Jr.

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. and James S. Sweeney, III** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 10, 2018

My commission expires 11-5-2018

Notary Public

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

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, Hal E. Wilson, III, 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: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY