Karen Y Johnson Davidson County
Batch# 153112 DEEDWARR
10/22/2018 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20181022-0104476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-29-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet DeVasher Kolb	Janet DeVasher Kolb	083-11-0-080.00
(NAME)	(NAME)	
6504 Cornwall Drive	6504 Cornwall Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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 considerations, the receipt of which is hereby acknowledged, I/we Riverside Development, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Janet DeVasher Kolb, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows. to wit:

BEGINNING at an existing concrete monument in the westerly margin of Riverside Drive (80' R.O.W.) at the southeast corner of the property conveyed to Steven Leasure by deed of record in Instrument # 200305080061824 in the Register's Office of Davidson County, Tennessee. Said concrete monument also being the southeast corner of Lot 11-A, Fortland Park Section 5, Zone Lot Division as of record in Book 6250, Page 286 in the Register's Office of Davidson County, Tennessee;

THENCE, with the westerly margin of Riverside Drive, S 07°26'35" W, 1344.41' to an iron rod (new) at the southeast corner of this tract and the northeast corner of the property conveyed to Crown Castle Pt. Inc. as of record in Instrument # 200012110121547 in the Register's Office of Davidson County, Tennessee. Said iron rod also being the northeast corner of Lot 2, Final Plat of Beulah M. Wade's 3 Lot Subdivision as of record in Instrument # 200010260106283 in the Register's Office of Davidson County, Tennessee;

THENCE, leaving the westerly margin of Riverside Drive and with the common line of Lot 2, N 82°33'25" W, 148.61' to an iron rod (new) in the easterly margin of the CSX Railroad (100' R.O.W.) and being 50' east from the westerly track; at the southwest corner of this tract;

THENCE, with the easterly margin of the CSX Railroad. N 07°20'34" E, 1344.03' to an existing concrete monument old at the northwest corner of this tract and at the southwest corner of the above mentioned Leasure property;

THENCE, with the common line of the Leasure property, S 82°42'07" E, 150.96' to the point of beginning, Containing 201,341 Square Feet or 4.62 Acres more or less.

Being the same property conveyed to Riverside Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Beulah M. Wade, dated December 17, 2007 and recorded December 19, 2007 of record in Instrument No. 20071219-0145648, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 0 Riverside, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 19th day of October, 2018.

Riverside Development, LLC

By: _____
Matthew A. DeVasher, Managing Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew A. DeVasher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Member of Riverside Development, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Matthew A. DeVasher, as such Managing Member.

Witness my hand and Official seal this 19th day of October, 2018.

_____
Notary Public
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

File No.: 287129
Warranty Deed TN

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018