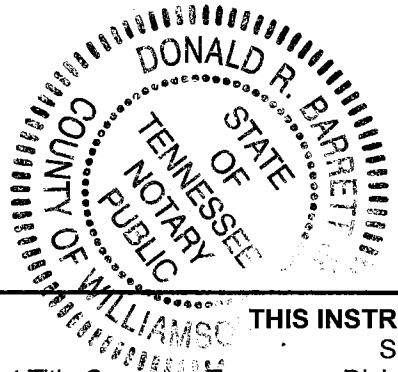
Karen Johnson Davidson County
Batch# 198707 DEEDWARR
02/25/2019 11:14:30 AM 4 pgs
Fees: $23.00 Taxes: $5,365.00
20190225-0016804

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
St. Joseph Properties, LLC	St. Joseph Properties, LLC	092-09-0-364.00
(NAME)	(NAME)	
947 Turnberry Cove	947 Turnberry Cove	092-09-0-365.00
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017	Collierville, TN 38017	092-09-0-366.00
(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, **Richland Building Partners, LLC, a Tennessee limited liabiltiy company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **St. Joseph Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 24, 25 & 26, as shown on the map entitled Resubdivision of the Wilcox Property, of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

INCLUDED in the above description but SPECIFICALLY EXCLUDED therefrom is that portion of Lots 24, 25 & 26 conveyed to the State of Tennessee by Deeds of record in Book 4721, Page 284; Book 4721, Page 287 and Book 4725, Page 113, Register's Office for Davidson County, Tennessee.

THE FOREGOING DESCRIBED PROPERTY IS ALSO DESCRIBED BY SURVEY DESCRIPTION OF GRESHAM SMITH AND PARTNERS, 511 UNION STREET, NASHVILLE, TENNESSEE 37219, KENNETH D. CHURCH, TN RLS # 1004, AS FOLLOWS:

Beginning at a set 1/2" diameter iron rebar with GS&P cap marking the point intersection of the northern right of way of Charlotte Avenue and the eastern right of way of 33rd Avenue; thence with said right of way North 02 Degrees 00 Minutes 03 Seconds East for 126.00 feet to a set 1/2" diameter iron rebar with GS&P cap in the southern right of line of Alley Number 934;

Thence with said right of way line South 87 Degrees 59 Minutes 57 Seconds East for 150.02 feet to a set mag nail with GS&P washer marking the point of intersection of Alley Number 934 and the western right of way of Alley Number 1040;

Thence with said line South 02 Degrees 00 Minutes 03 Seconds West for 113.82 feet to a set 1/2" diameter iron rebar with GS&P cap marking the point of intersection of Alley Number 1140 and the northern right of way of

Number 1040;

Thence with said line South 02 Degrees 00 Minutes 03 Seconds West for 113.82 feet to a set 1/2" diameter iron rebar with GS&P cap marking the point of intersection of Alley Number 1140 and the northern right of way of Charlotte Avenue;

Thence with said right of way line the following two (2) calls and distances:

1. Curve to the Right having a radius of 1591.02 feet from which the radius point bears North 05 Degrees 39 Minutes 46 Seconds West, thence Right along said curve for an arc length of 121.59 feet, said curve having a chord bearing of South 86 Degrees 31 Minutes 36 Seconds West for 121.56 feet to a set 1/2" diameter iron rebar with GS&P cap;

2. North 89 Degrees 08 Minutes 42 Seconds West for 29.00 feet to the point of beginning.

Area of three parcels being 18,215.95 Square Feet more or less or 0.42 acres, more or less.

Being the same property conveyed to Richland Builders, LLC, a Tennessee limited liability company by Deed from MJL Charlotte, LLC, a Tennessee limited liability company of record in Instrument No. 20190222-0016433, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
Plan of record in Plat Book 161, page 159 and Plat Book 421, page 42 Register's Office for Davidson County, Tennessee. Propety Taxes for the year(s) 2019 and thereafter, a lien not yet due and payable.

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 ☑ property, known as 3216, 3218 - 3220 Charlotte Avenue, Nashville, TN 37209
(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), its successors and/or 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), its successors and/or 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 hand this 22nd day of February, 2019.

Richland Building Partners, LLC

By: _____

Its: Authorized Agent

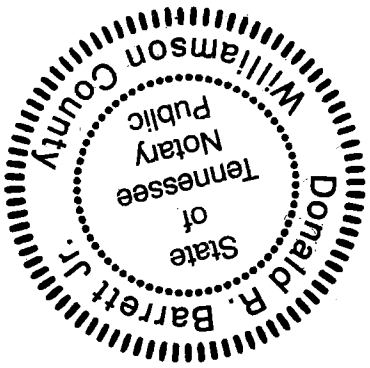
State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, CHRIS BARNITZER with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence) and who further proved himself to be the Authorized Agent of Richland Building Partners, LLC, a Tennessee limited liabiltiy company, the bargainor and who, beina authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 22nd day of February, 2019.

_____
Notary Public Donald R. Barrett
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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