WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

M. Jane McCleveland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of March, 2019.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Little East Fork Partners and/or Assigns	Renaissance Bank PO	178-00-0-068.00
(NAME)	(NAME)	
9448/9452 Little East Fork Rd	1820 West End Ave	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **M. Jane Cleveland, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Little East Fork Partners and/or Assigns**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1
Beginning at a point in the northeasterly margin of big east fork road, said point being 25 feet from the centerline of the road, approximately 1200 feet south of the intersection of Old Harding Road and in the easterly line of the John H. Dillon Land (Book 4200, Page 453 R.O.D.C., TN); thence N 31°54'25" E 44.58 feet to a point in the center of East Fork Creek; thence with the center of the creek S 45°33'41" E 53.30 feet to a point near the intersection of Little East Fork Creek. Said point being a corner of the Michael H. & Carolyn L. Regen Land (Instrument# 20060519-0059318 R.O.D.C., TN); thence with said Regen's Line
N 82°02'00" E 411.52 feet to a point; thence
N 73°50'56" E 170.05 to a point in said Regen's Line in the creek; thence
N 73°50'56" E 137.31 feet to a point; thence
N 78°18'35" E 98.94 feet to a point; thence
S 72°21'16" E 65.05 feet to a point; thence
S 73°24'30" E 142.99 feet to a point; thence
S 80°46'29" E, passing point in the centerline of a concrete bridge in the centerline of Little East Fork Road (Public R.O.W.) that provides access to the herein described property fora total distance of 84.61 feet to a point in the line of the Linda F. Burnsed Land (Instrument# 20020730-0091110 R.O.D.C., TN; thence with said Burnsed
S 23°20'14" E 16.84 feet to a point; thence
S 66°30'24" W 210.39 feet to an iron rod (new); thence
S 15°22'02" E 423.77 feet to an iron rod (new); thence
S 74°37'58" W 264.61 feet to an iron rod (new); thence

File Number: GRN-1902140SSO

Karen Johnson Davidson County
Batch# 209567 **DEEDWARR**
03/25/2019 10:46:13 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20190325-0026654

N 30°14'00" W 490.32 feet to an iron rod (new); thence
S 66°34'25" W 380.76 feet to a point in the northeasterly margin of said Big East Fork Road; thence with said northeasterly margin N 42°11'49" W 116.18 feet to a point; thence with a curve to the left with a radius of 1145.00 feet, a chord bearing and distance of N 46°43'38" W 178.51 feet for an arc length of 178.69 feet to a point; thence N 51°07'49" W 13.39 feet to the point of beginning the described tract of land Containing 317999.30 S.F. or 7.30 Acres more or less according to a survey dated 2-15-2019 by Campbell, Mcrae & Associates, Surveying, Inc. P.O. BX. 41153, Nashville, TN 37204 certified by John Hood TN. R.L.S. #1838

Tract 2
Beginning at a point in the southerly line of the Linda F. Burnsed Land (Instrument# 20020730-0091110 R.O.D.C., TN at the northwest corner of the Bryan R. & Murray M. Kimball Land (Instrument# 20181017-0102826 R.O.D.C., TN); thence with said Kimball
S 26°49'41" W 50.00 feet to a point; thence
S 63°10'19" E 187.22 feet to a point; thence
S 66°09'48" E 274.00 feet to a point; thence
S 70°20'10" W 498.52 feet to a point; thence
S 21°07'25" E 359.07 feet to a point; thence leaving said Kimball
S 76°41'27" W 300.00 feet to an iron rod (new); thence
N 13°48'42" W 300.00 feet to an iron rod (new) in the southerly line of Tract 1 from a survey of this same date; thence with said Tract 1
N 74°37'58" E 190.00 feet to an iron rod (new); thence
N 15°22'02" W 423.77 feet to an iron rod (new); thence
N 66°30'24" E, passing the centerline of the Ingress / Egress Easement of record in Book 10271, Page 29 R.O.D.C., TN that serves as access to the herein described tract for a total distance of 210.39 feet to a point in the southerly line of said Burnsed; thence with said Burnsed S 63°10'19" E 50.00 feet to the point of beginning the described tract of land containing 227754.03 S.F. or 5.23 Acres more or less according to a survey dated 2-15-2019 by Campbell, Mcrae & Associates, Surveying, Inc. P.O. BX. 41153, Nashville, TN 37204 certified by John Hood TN. R.L.S. #1838.

Being a portion of the same property conveyed to M. Jane Cleveland by Special Warranty Deed from Darlene D. Pinkerton dated April 18, 2006 and recorded April 19, 2006 as Instrument No. 200604190044918, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 9448/9452 Little East Fork Rd, Franklin, TN 37064

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 15th day of March, 2019.

M. Jane Cleveland by Anne Marie Angel, as attorney in fact

Marie Angel as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Anne Marie Angel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained and further acknowledged that she executed the foregoing instrument on behalf of M. Jane Cleveland, as Attorney in Fact, and that she exeucted the same as the free act and deed of her for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1902140SSO