WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

Karen Johnson Davidson County
Batch# 258553 DEEDWARR
07/18/2019 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20190718-0070382

MST 2019-1048

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2019

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cedar Stone Development, LLC	Same as New Owner	149-00-0-377.00
(NAME) 1210 Ben Hill Blvd	(NAME)	
(ADDRESS) Nolensville TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Danco Property Investments, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cedar Stone Development, LLC,** 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:

Cambridge Section 11 (proposed)

A tract of land located in the Davidson County, Tennessee, being a portion of the property conveyed to Danco Property Investments, LLC as recorded in Deed Book 11680, page 863, and being more particularly described as follows.

Beginning at the south east corner of Lot 105, Cambridge Forest, Section 10, as recorded in Instrument No. 20070103-0001061, being a portion of Danco Property Investments, LLC as recorded in Deed Book 11680, page 863;

Thence with the south line of Canyon Ridge Subdivision, Phase 1 as recorded in Instrument No. 20031006-0146727, North 06 deg. 48' 12" East a distance of 112,63' to a point;

Thence with the same, South 82 deg. 48' 50" East a distance of 60.00' to a point;

Thence with the same, South 82 deg. 48' 50" East a distance of 296.69' to a point; Thence with the same, South 82 deg. 48' 50" East a distance of 220.70' to a point;

Thence with the south line of Johnny Marshall property as recorded in Deed Book 10455, page 575, South 76 deg. 19' 41" East a distance of 293.20' to a point;

Thence with the same, South 06 deg. 46' 34" East a distance of 139.56' to a point;

Thence with Cambridge Forest, Section 4 as recorded in Instrument No. 20000918-0092192, South 82 deg. 17' 07" West a distance of 5.00'to a point;

Thence with the same, South 31 deg. 36' 08" West a distance of 226.86' to a point

Thence with the same, North 86 deg. 26' 10" West a distance of 631.92' to a point;

Thence with the same, South 87 deg. 17' 22" West a distance of 32.37' to a point;

Thence with Cambridge Forest, Section 10, as recorded in Instrument No. 20070103-0001061, North 06 deg. 48' 12" East a distance of 260.20' to a point;

Thence with the same, North 83 deg. 11' 48" West a distance of 60.10' to a point;

Thence with the same, North 06 deg. 48' 12" East a distance of 50.00' to a point;

Thence with the same, North 83 deg. 11' 48" West a distance of 78.33' ; which is the point of beginning, having an area of 300,677 square feet, 6.90 acres.

Note: The above property description is based on information provided to O'Leary and Associates, LLC. To include Preliminary Plat by DBS and Associates Engineering dated April 20, 2007 and electronic drawings. No field work was performed in the creation of these descriptions. All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared by Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987 on this the 9th day of December 2013.

Being a portion of the same property conveyed to Danco Property Investments, LLC by warranty deed from Double M. Partners, LLC of record in Book 11680, page 863 Register's Office for Davidson County , Tennessee, dated September 29, 1999 and recorded on September 29, 1999. (Value or consideration as shown in aforementioned deed $1,267,507.00.)

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 561 & 562, Register's Office for Davidson County, Tennessee. Roadway easement agreement of record in Plan Book 3, Page 26, in the Chancery Court at Nashville, Davidson County, Tennessee. Storm water detention agreement of record in Book 7632, Page 962 and Book 10805, Page 497, in the Register's Office for Davidson County, Tennessee. Ingress & egress easement to Morgan Cemetary of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee. Sewer & drainage easements of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee. Agreement of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.

This property, known as 0 Rural Hill Rd, Nashville, TN 37013

(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 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 my/our hand(s) this 17 DAY OF July, 2019.

Danco Property Investments, LLC

BY: _____

Austin B Daniel, Title: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin B Daniel, Managing Member (title) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of July, 2019.

_____
Notary Public My commission expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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