Karen Johnson Davidson County
Batch# 314596 DEEDWARR
11/12/2019 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20191112-0116531

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration or value whichever is greater is $850,000.00

AFFIANT

Subscribed and sworn to before me this 28th day of October, 2019.

NOTARY PUBLIC
My Commission Expires: 9-27-23

Jon Perry
State of Tennessee Notary Public
Williamson County

ADDRESS OF NEW OWNER:
Charles Christopher Stacey
P.O. Box 331847
Nashville, TN 37203

SEND TAX BILLS TO:
Owner

Map/Parcel 10100004900

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Commodore Yacht Club, a Tennessee Nonprofit Corporation,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles Christopher Stacey, an unmarried man,** hereinafter called the GRANTEE, his heirs, successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in the 35th Council District of Nashville, Davidson County, Tennessee and being a portion of Metro Parcel ID # 10100004900 and 0100005000 and being more particularly described as follows;

Beginning at an 1/2" rebar set (RLS#2542) in the easterly line of Cumberland Farm, LLC of record in Instrument Number 201508030076395, R.O.D.C. and west of the private road Riverview Drive (40'), said pin being N 21°39'40" E ,a distance of 478.06' from an existing 1/2" rebar and being the southwest corner of the herein described tract; Thence, along or near a fence and the easterly lines of Cumberland Farm, LLC for the next three (3) courses and distances; Thence, N 21°18'09" E ,a distance of 752.15'; Thence, N 25°59'00" E ,a distance of 41.62'; Thence, N 21°08'35" E ,a distance of 157.68' to an existing 1/2" rebar(RLS #180), being the northwest corner of the herein described tract and the southwest corner of Ron Keith of record in Instrument Number 200112190139953, R.O.D.C.; Thence, along or near Keith S 68°53'23" E ,a distance of 39.23' to an existing 1/2" rebar; Thence, leaving Keith and along or near the southerly lines of Ron L Keith of record in Book 9192, Page 360, R.O.D.C. and Keith G Wolken of record in Instrument 201304250040888, R.O.D.C. S 69°31'16" E ,a distance of 200.61' to an existing 1/2" rebar; Thence, along or near the southerly line of George D Clark of record in Instrument Number 200101030000891, R.O.D.C. S 66°33'07" E ,a distance of 95.40' to an existing 1/2" rebar; Thence, along or near the southerly line of Phillip Arlen Smith of record in Instrument Number 200402260021900, R.O.D.C. S 67°59'46" E ,a distance of 104.98'; Thence, along or near the southerly line of Gregory A Wilkinson of record in Instrument 200103010019237, R.O.D.C. and John L Dozier of record in Instrument Number 201201270007859, R.O.D.C. S 67°59'46" E ,a distance of 199.76' to an existing 1/2" rebar; Thence, along or near the southerly line of Charles Stacey of record in Instrument Number 201009030070165, R.O.D.C., R.G. Sullivan of record in Book 2593, Page 443, R.O.D.C., Brain Petty of record in Instrument Number 201607290078265, R.O.D.C. and Shirley S Jones of record in Instrument Number 200212230157988, R.O.D.C. S68°34'00" E ,a distance of 399.64' to an existing 1/2" rebar; Thence, along or near the southerly line of Lamont

Kincaid of record in Instrument Number200210020119972, R.O.D.C. and Ann Patchett of record in Instrument Number 200708030092569, R.O.D.C. S 69°09'05" E ,a distance of 199.75' to an existing 1/2" rebar; Thence, along or near the southerly line of Susan Siegel of record in Instrument Number 200105300055457, R.O.D.C. and Gregg Giddish of record in Instrument 200601300011272, R.O.D.C. S 69°09'05" E ,a distance of 259.95' to a 1/2" rebar set (RLS#2542); Thence, with new severance lines across the lands of Commodore Yacht Club, of record in Instrument Number 201705180049358, R.O.D.C. for the next six (6) courses and distances: Thence, S 79°04'13" W ,a distance of 36.65' to a mag nail set; Thence, S 42°57'49" W ,a distance of 116.16' to a 1/2" rebar set (RLS#2542); Thence, S 75°03'56" W ,a distance of 305.04' to a 1/2" rebar set (RLS#2542); Thence, S 50°16'31" W ,a distance of 397.23' to a 1/2" rebar set (RLS#2542); Thence, N 86°23'37" W ,a distance of 968.55' to a 1/2" rebar set(RLS#2542); Thence, N 68°41'51" W ,a distance of 67.09' to the Point of Beginning, containing 951,938 Square Feet or 21.85 Acres, more or less per a survey by Edmonds Surveying Services, LLC (Thomas Dale Richmond Edmonds(RLS #2542), dated August 23, 2019;

There is also conveyed herewith the right to use the area designated as "Private Road" and known as Riverview Drive along with an additional 10 foot Easement along the Private Road which described as follows and depicted on Exhibit A which is attached hereto and incorporated herein by reference:

Land situated in the 35th Council District of Nashville, Davidson County Tennessee and being a 10' Easement for River View Drive across a portion of Metro Parcel ID # 101000005000 and being more particularly described as follows;

Beginning at a point in the northerly margin of River Road, said point being the southwest corner of the herein described tract; Thence, with new lines across the lands of Commodore Yacht Club of record in Instrument Number 201705180049358, R.O.D.C. for the next eight (8) courses and distances;
N 21°28'28" E ,a distance of 84.33';
N 22°13'18" E ,a distance of 171.45';
N 21°18'09" E ,a distance of 226.15';
S 68°41'51" E ,a distance of 10.00';
S 21°18'09" W ,a distance of 226.23';
S 22°13'18" W ,a distance of 171.47';
S 21°28'28" W ,a distance of 85.19';
N 63°12'40" W ,a distance of 10.04' to the Point of Beginning.

Containing 4,824 Square Feet or 0.11 Acres, more or less per a survey by Edmonds Surveying Services, LLC(Thomas Dale Richmond Edmonds(RLS #2542), dated August 23, 2019;

Said Easement shall run with the land. Grantor shall not be responsible for any maintenance costs for the Private Road until Grantor begins to use the Private Road at which time, Grantor shall reimburse Grantee Five and No/100 percent (5.00%) of the annual maintenance costs for the Private Road and Easement area. Said costs shall not include the cost of construction or maintenance of the gate.

Being part of the same property conveyed to Commodore Yacht Club, a Tennessee NonProfit Corporation by Warranty Deed dated 05/17/2017 from John Leland Dugger, Bradley Smith Dugger and John Leland Dugger and Bradley Smith Dugger, as Co-Trustees of the William Clark Dugger Trust established by Will of Nan B. Dugger of record in Instrument 20170518004 9358 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restriction:
Grantee shall only use the property for residential purposes.

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, (5), Taxes for the year(s) 2020 and thereafter, a lien not yet due and payable and (6) other matters of public record.

This is unimproved property, known as River View Drive, Nashville, TN

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 heirs 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), his heirs 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 28th day of October, 2019.

Commodore Yacht Club,
A Tennessee not for profit corporation

By: _____
Brian Dashner
Its: Authorized Agent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Brian Dashner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved himself to be the authorized agent of Commodore yacht Club Inc., a Tennessee not for profit corporation, and who, being authorized to do so, acknowledged he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2019.

_____
Notary Public

My Commission Expires: 8/15/24

DONALD R. BARRETT JR.
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

True Copy Certification

I, Penny A. May, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny A May

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey

Notary's Signature

My Commission Expires: 01/24/2023

