Karen Johnson Davidson County
Batch# 318144 DEEDWARR
11/21/2019 12:04:30 PM 8 pgs
Fees: $43.00 Taxes: $222.00
20191121-0120361

PREPARED BY AND RETURN TO:
McMichael & Gray, PC
3475 Dallas Highway
Bldg 300, Ste 320
Marietta, GA 30064

File No.: TN-REO-190227-PUR

Address of New Owner	Send Tax Bills to:	Map-Parcel Numbers
Sell Me Dirt, LLC 701 S Howard Ave #106-328 Tampa, FL 33606	Sell Me Dirt, LLC 701 S Howard Ave #106-328 Tampa, FL 33606	080 00 0 034.00

WARRANTY DEED

WITNESSETH: That for and in consideration of Ten and no/100 Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **B. B. Doubleday, Jr.**, Grantor, has bargained and sold and does hereby transfer and convey unto **Sell Me Dirt, LLC**, the Grantee herein, their successors, heirs and assigns, that certain

improved/unimproved real estate located at 0 Old Hydes Ferry Pike (Parcel No. 080 00 0 034.00), in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, I have executed this instrument on this the 20 day of November, 2019.

B. B. Doubleday, Jr.

STATE OF Tennessee

COUNTY OF Davidson

On this day personally appeared before me, B. B. Doubleday, Jr., known to me or proven to be the person described in the foregoing instrument, and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Given under my hand and seal this the 20 day of November, 2019.

Notary Public

My Commission Expires:

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

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $60,000.00.

D Shaward
Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn before me this 20 day of November, 2019.

Notary Public

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

Exhibit "A"

A TRACT OF LAND KNOWN AS THE BORDEAUX STEAM PLAT SITE LOCATED IN THE THIRTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, ON THE RIGHT BANK OF THE CUMBERLAND RIVER, IMMEDIATELY SOUTH OF THE TENNESSEE CENTRAL RAILROAD BRIDGE ACROSS THE RIVER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE BOUNDARY OF THE UNITED STATES OF AMERICA'S LAND AT A CORNER TO THE LAND OF THE DAVIDSON COUNTY HOSPITAL, SAID POINT BEING A SOUTHWEST CORNER OF THE BORDEAUX STEAM PLAT SITE FROM WHICH A COMMON CORNER OF THE LANDS OF THE UNITED STATES OF AMERICA (BORDEAUX STEAM PLANT SITE) AND THE DAVIDSON COUNTY HOSPITAL AND THE BORDEAUX HILLS SUBDIVISION BEARS NORTH 05 DEGREES 54 MINUTES EAST, 296 FEET DISTANT; THENCE WITH THE UNITED STATES OF AMERICA'S BOUNDARY AND THE LINE OF THE SAID STEAM PLANT SITE NORTH 05 DEGREES 54 MINUTES EAST, 1743 FEET TO A POINT IN THE SOUTH LINE OF THE RIGHT OF WAY FOR THE TENNESSEE CENTRAL RAILROAD; THENCE WITH THE RAILROAD RIGHT OF WAY LINE AS IT CURVES TO THE RIGHT IN AN EASTERLY DIRECTION APPROXIMATELY 855 FEET TO A POINT IN THE CENTER LINE OF AN ABANDONED ROAD FORMERLY KNOWN AS THE OLD HYDES FERRY PIKE; THENCE WITH THE CENTER LINE OF THE ABANDONED ROAD SOUTH 27 DEGREES 45 MINUTES EAST APPROXIMATELY 450 FEET TO A POINT IN THE MEAN LOW WATER LINE ON THE RIGT BANK OF THE CUMBERLAND RIVER; THENCE WITH THE MEAN LOW WATER LINE AS IT MEANDERS DOWNSTREAM APPROXIMATELY 2880 FEET TO THE MOST SOUTHERLY CORNER OF THE BORDEAUX STEAM PLANT SITE; THENCE LEAVING THE RIVER NORTH 07 DEGREES 37 MINUTES EAST APPROXIMATELY 1518 FEET TO A POINT; THENCE NORTH 84 DEGREES 08 MINUTES WEST 746 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.5 ACRES.

THE DIRECTION OF LINES ARE REFERRED TO THE TENNESSEE COORDINATE SYSTEM.

IT IS UNDERSTOOD AND AGREED THAT THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO SUCH RIGHTS AS MAY BE VESTED IN THIRD PARTIES TO A 30-FOOT RIGHT-OF-WAY FOR A PIPE LINE.

LESS AND EXCEPT THE FOLLOWING:

A TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF THE OLD TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY AND THE WESTERLY MARGIN OF BORDEAUX HILLS, SECTION FOUR, AS OF RECORD IN BOOK 3600, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SAID SOUTHERLY MARGIN OF RAILROAD RIGHT-OF-WAY, IN AN EASTERLY DIRECTION WITH A 1,860

FEET RADIUS CURVE TO THE RIGHT, A DISTANCE OF 618.04 FEET TO A POINT, SAID CURVE HAVING A DELTA OF 19 DEGREES 02 MINUTES 17 SECONDS RT. AND A TANGENT OF 311.89, THENCE SOUTH 10 DEGREES 21 MINUTES 25 SECONDS WEST, A DISTANCE OF 128.55 FEET TO A POINT; THENCE SOUTH 79 DEGREES 38 MINUTES 35 SECONDS EAST A DISTANCE OF 36.00 FEET TO A POINT; THENCE SOUTH 22 DEGREES 33 MINUTES WEST, A DISTANCE OF 56.27 FEET TO A POINT; THENCE SOUTH 03 DEGREES 03 MINUTES WEST, A DISTANCE OF 1,429.67 FEET TO A HUB BY A FENCE POST, THENCE NORTH 87 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 600.09 FEET TO A POINT, THENCE NORTH 03 DEGREES 03 MINUTES EAST, A DISTANCE OF 1,551.47 FEET TO A RAILROAD SPIKE IN THE ROOT OF A HACKBERRY TREE, THENCE NORTH 02 DEGREES 56 MINUTES EAST, A DISTANCE OF 186.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.26 ACRES, MORE OR LESS, AS PER SURVEY BY PARRISH-RAGAN, INC, DATED OCTOBER 22, 1970.

THIS LESS AND EXCEPT PROPERTY IS THE SAME PROPERTY CONVEYED FROM B. B. DOUBLEDAY, JR. TO JONES HOMES, INC., BY DEED RECORDED IN BOOK 4455, PAGE 424.

ALSO LESS AND EXCEPT THE FOLLOWING:

A TRACT OF LAND CONTAINING 16 ACRES MORE OR LESS AND LOCATED IN THE THIRTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY, BEING THE NORTHEAST CORNER OF THE BORDEAUX HILLS ADDITION SUBDIVISION; THENCE SOUTH 10 DEGREES 21 MINUTES 25 SECONDS WEST 128.55 FEET WITH THE EASTERLY BOUNDARY OF SAID SUBDIVISION TO A POINT; THENCE CONTINUING WITH SAID BOUNDARY SOUTH 79 DEGREES 38 MINUTES 03 SECONDS EAST 36 FEET TO A POINT; THENCE CONTINUING WITH SAID BOUNDARY SOUTH 10 DEGREES 21 MINUTES 25 SECONDS WEST 120 FEET TO A POINT; THENCE CONTINUING WITH SAID BOUNDARY SOUTH 22 DEGREES 33 MINUTES WEST 56.27 FEET TO A POINT; THENCE CONTINUING WITH SAID BOUNDARY SOUTH 03 DEGREES 03 MINUTES WEST 1,429.67 FEET TO A POINT IN THE NORTHLY MARGIN OF THE DAVIDSON COUNTY HOPITAL PROPERTY; THENCE WITH SAID HOSPITAL PROPERTY LINE SOUTH 84 DEGREES 08 MINUTES EAST 200 FEET MORE OR LESS, TO THE WEST BANK OF THE CUMBERLAND RIVER; THENCE NORTHWARDLY WITH SAID WEST BANK 1,330 FEET, ORE OR LESS, TO A POINT; THENCE NORTH 27 DEGREES 45 MINUTES WEST 450 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY MARGIN OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY; THENCE WESTERLY WITH SAID RIGHT-OF-WAY 237 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THIS LESS AND EXCEPT PROPERTY IS THE SAME PROPERTY CONVEYED FROM B. B. DOUBLEDAY, JR. TO OZBURN-HESSEY STORAGE CO., BY DEED RECORDED IN BOOK 5411, PAGE 180.

THE SUBJECT PROPERTY BEING CONVEYED HEREIN IS A PART OF THE SAME PROPERTY CONVEYED TO B.B. DOUBLEDAY, JR., BY SPECIAL WARRANTY DEED FROM THE UNITED STATES OF AMERICA, BY AND THROUGH THE TENNESSEE VALLEY AUTHORITY, OF RECORD IN BOOK 4452, PAGE 676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

True Copy Certification

I, Catherine Castrenze, 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

State of Georgia

County of Cobb

Personally appeared before me, Anna Morales, a notary public for this county and state, Catherine Castrenze who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ANNA MORALES NOTARY PUBLIC Exp. Jan. 02, 2021 COBB COUNTY, GA

Notary's Signature

My Commission Expires:

Notary's Seal