WARRANTY DEED

Karen Johnson Davidson County
Batch# 362663 DEEDWARR
02/25/2020 08:53:17 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200225-0020543

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2020

Sarah M. Troupe
Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

Please Return →

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
909 Development Group, LP	909 Development Group, LP	43-6-5 43-6-6
(NAME) 0 Anderson Lane	(NAME) 909 Division Street Suite 200	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192826

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, I/we, **B & N Construction, LLC** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **909 Development Group, LP**, 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 I:
Being a tract of land in Davidson County Tennessee, and that property conveyed to Derek Kimbro in Inst. No. 2008117-0005373 R.O.D.C.T., More accurately described according to a survey by Anthony T. Bollinger R.L.S. TN UC. NO. 2095 dated 06/16/16 as follows:

Beginning at an iron pin in the northerly margin of Anderson Lane, said pin being a common corner to Janice M. Fly in (DB 10,984 PG 745 RORCT) and the most southwest corner to herein described tract; Thence now leaving said margin with said Fly N 04°43'15" E, passing the northeast corner of said Fly at 233.00' a total of 452.62' to an existing iron pin at the southwest corner of Paradise Properties; Thence with the southerly line of said Paradise Properties N 89°12'44" E, 108.37'; Thence now leaving said Paradise Properties S 00°16'39" W, 450.08' to a point in the northerly margin of Anderson Lane; Thence with said margin S 89°00'00" W, 143.46' to the point of beginning, containing 1.301 acres.

Tract II:
Being a tract of land in Davidson County Tennessee, and that property conveyed to Kimbro Services, Inc. in Inst. No. 20131216126706 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN UC. NO. 2095 dated 06/16/16/ as follows:

Beginning at existing iron pin in the edge of a gravel drive in the northerly margin of Anderson Lane, said pin being the southwest corner of John H. Jackson and the southeast corner to herein described tract; Thence now leaving said Jackson with said margin S 89°00'00" W, 143.46'; Thence now leaving said margin N 00°16'39" E, 450.08' to a point in the southerly line of Paradise Properties; Thence with the southerly line of said Paradise Properties N 89°12'44" E, 108.37' to an existing iron pin, said pin being the northwest corner of previous said Jackson; Thence now leaving said Paradise with the westerly line of said Jackson S 04°11'20" E,450.26' to the point of beginning, containing 1.300 acres.

Tract I and Tract II: Being all of the same property conveyed to B & N Construction, LLC by Warranty Deed from Derek Kimbro and Kimbro Services, Inc., dated July 20, 2016, and filed of record in Instrument No. 20160722-0075671, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 0 Anderson Lane, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Unimproved ☒

This is improved ☐ property, known as 515 Anderson Lane, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that

I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of February, 2020

B & N Construction, LLC

BY: _____
Charles Ballentine, Sole Member

BY: _____
Tony Newberry, Sole Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Ballentine and Tony Newberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Members (or other officer authorized to execute the instrument) of B & N Construction, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 21st of February, 2020.

_____
Notary Public
My Commission Expires: 3/23/21

