Karen Johnson Davidson County
Batch# 429824 DEEDWARR
07/01/2020 02:10:30 PM 5 pgs
Fees: $28.00 Taxes: $2,912.37
20200701-0071436

#35204

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35204-12-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $787,125.00. Affiant Subscribed and sworn to before me this 26th day of June, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sage Run Development, LLC 205 Demonbreun Street, Apt 906 Nashville, TN 37201	Sage Run Development, LLC 205 Demonbreun Street, Apt 906 Nashville, TN 37201	Map and Parcel No.: 102 00 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Steven Meadows, Individually, and Sharon Kay Story, Successor Trustee of The Meadows Community Property Trust Dated August 5, 2014, and any amendments thereto** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sage Run Development, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 0 River Road, Nashville, TN 37209.

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of June, 2020.

Sharon Kay Story, Successor Trustee of The Meadows Community Property Trust Dated August 5, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sharon Kay Story, Successor Trustee of The Meadows Community Property Trust Dated August 5, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2020.

Patricia F. Skrivanek
Notary Public

My Commission Expires: 7-9-2022

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2022

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of June, 2020.

Mark Steven Meadows, by Jennifer Meadows Thompson, his Attorney-in-Fact

Mark Steven Meadows, by Jennifer Meadows
Thompson, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Meadows Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mark Steven Meadows, and she is authorized by Mark Steven Meadows to execute this instrument on his behalf.

Witness my hand and seal, this 26th day of June, 2020.

Jeannie Hargis
Notary Public

My Commission Expires: 5.3.21

JEANNIE HARGIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT "A"

Land lying the 23rd Councilmanic District, Nashville, Davidson County, Tennessee, being part of the land of Ruthie M. Upchurch, as recorded in Will Book 151, page 231 (previously described in Deed Book 20146, page 616 and Deed Book 2812, page 546), in the Court Clerk's Office of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a 1/2 inch iron rod on the north right of way line of River road, approximately 1280 feet west of Charlotte Pike (Highway 70), said iron rod marks the southeast corner of the land of Bertrand L. Tarkington, as recorded in Will Book 159, page 785, in said Court Clerk's Office, and the southwest corner of the land of James D. Meadows, et ux, as recorded in Deed Book 4942, page 670, in the Register's Office of Davidson County, Tennessee;

Thence North 08 degrees 31 minutes 38 seconds east (bearings based on astronomic north) 580.31 feet, along the east line of said Tarkington land and along the west line of said Meadows land, to a 5/8 inch iron rod marking the point of beginning of the subject tract;

thence continuing North 08 degrees 31 minutes 38 seconds East 934.32 feet, along said east line of the Tarkington land, to a 5/8 inch iron rod marking the point of beginning of the subject tract;

thence South 81 degrees 28 minutes 22 seconds East 318.22 feet to a 5/8 inch iron rod on the west line of the land of B.B. Doubleday, Jr., as recorded in Deed Book 6262, page 986, in said Register's Office;

thence South 13 degrees 39 minutes 52 seconds west 930.95 feet, along said west line of the Doubleday land, to a 5/8 inch iron road.;

thence North 83 degrees 12 minutes 25 seconds West 234.97 feet to the point of beginning;

containing 5.9056 acres +/ - as shown on a survey dated December 5, 1990 by Espey, Huston & Associates, Inc. and certified by John Thomas Darnall, RLS #1571.

Together with an easement for ingress and egress, 20 feet wide, as described in Deed Book 4942, page 670, Deed Book 3610, page 51, Deed Book 2812, page 546, and Deed Book 2046, page 616, in said Recorder's Office.

Being the same property conveyed to James Donald Meadows and Mark Steven Meadows by deed dated June 4, 1991 from Nashville Cellular Telephone Company, a Tennessee Corporation, of record in Book 8370, page 332, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Crown Castle GT Company LLC, a Delaware limited liability company, dated March 3, 2020 of record in Instrument No. 20200408-0036832, Register's Office for Davidson County, Tennessee. The said James Donald Meadows having since died on February 11, 2016 leaving a Last Will and Testament filed for Probate in Solemn Form in Docket No. 03-16-029-P, Probate Court for Dickson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Mary Helen Meadows, as Trustee of the Meadows Community Property Trust dated August 5, 2014, and any amendments thereto. Mary Helen Meadows having since resigned as Trustee on September 14, 2016, appointing Sharon Kay Story as Successor Trustee.

Subject to an easement for ingress and egress, 20 feet wide, partially described in Deed Book 2812, page 546, and Deed Book 2046, page 616, in said Register's Office, said easement lying east of and adjacent to the following described line:

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 102 00 0 010.00.
2. Easement for ingress and egress, 20 feet wide, as described in Deed Book 4942, page 670, Deed Book 3610, page 51, Deed Book 2812, page 546, and Deed Book 2046, page 616, in said Recorder's Office.
3. Easement 20 feet wide over the west part of land as set out in Deeds of record in Book 2046, page 616 and Book 2812, page 546, Register's Office for Davidson County, Tennessee.
4. Subject to water rights set out in Deed of record in Book 3610, page 51, Register's Office for Davidson County, Tennessee.
5. Easement for Overhead Line to Electric Power Board of record in Book 8371, page 352, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6631, page 73, Register's Office for Davidson County, Tennessee.
7. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
8. Reservation of Easements by Grantor as contained in the Quitclaim Deed of record in Instrument No. 20200408-0036832, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

