WARRANTY DEED

Karen Johnson Davidson County
Batch# 561633 DEEDWARR
01/26/2021 02:21:30 PM 5 pgs
Fees: $28.00 Taxes: $55.50
20210126-0011658

File No. LG-20-40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Tabatha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2021

Leslie Garside
Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunrise of Nashville, Inc.	Same as New Owner	
(NAME) 2707 Larmon Dr.	(NAME)	P/O 118-07-0-001.00
(ADDRESS) Nashville, TN 37204	(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, I/we, the **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUNRISE OF NASHVILLE, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE "EXHIBIT A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PARCEL BEING FURTHER REFLECTED ON "EXHIBIT B" ATTACHED HERETO; THIS CONVEYANCE BEING FOR THE PURPOSE OF CONVEYING PROPERTY TO GRANTEE SO THAT GRANTEE'S PROPERTY IS AS REFLECTED IN THE FINAL PLAT OF BERRYWOOD, REVISION 1, APPEARING OF RECORD IN INSTRUMENT NO. 20201216-0148539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Witness my/our hand this 25th day of January, 2021.

Metropolitan Gov't of Nashville & Davidson County,
by and through the Electric Power Board

By: _____
Carolyn W. Schott, Chair of the Board

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Pamela K. Brisendine of the state and county mentioned, personally appeared Carolyn W. Schott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Board Chair of the Electric Power Board of the Metropolitan Government of Nashville and Davidson County d/b/a Nashville Electric Service, the within named bargainor, a government entity, and that such Carolyn W. Schott as such Board Chair, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 25th day of January, 2021.

Pamela K. Brisendine
Notary Signature
My commission expires:

PAMELA K. BRISENDINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2021

Approved as to Form & Legality:

By: _____
General Counsel

Date: 1-25-2021

EXHIBIT A

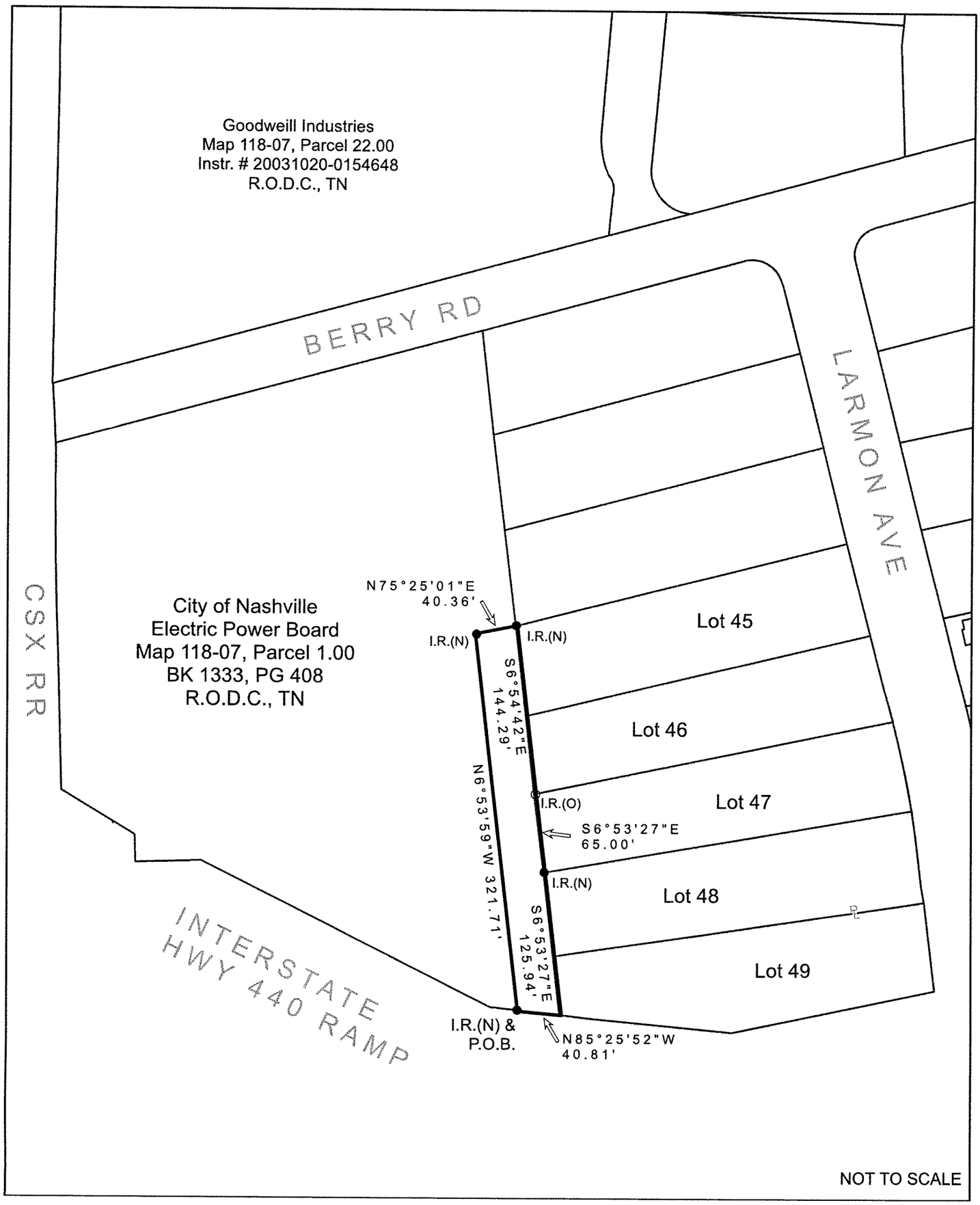
BEING A CERTAIN PARCEL OF LAND LYING IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL BOUNDED BY THE SOUTHERLY RIGHT-OF-WAY LINE OF BERRY ROAD, THE WESTERLY RIGHT-OF-WAY LINE OF LARMON AVENUE, THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 440 RAMP AND THE EASTERLY RIGHT-OF-WAY OF THE CSX RAILROAD; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) SET AT A POINT ON THE NORTHERLY RIGHT-OFWAY LINE OF THE INTERSTATE HIGHWAY 440 RAMP; THENCE LEAVING SAID RIGHT-OF-WAY WITH A NEW LINE EXTENDING NORTH 6 DEGREES 53 MINUTES 59 SECONDS WEST A DISTANCE OF 321.71 FEET TO AN IRON ROD (NEW); THENCE WITH A NEW LINE EXTENDING NORTH 75 DEGREES 25 MINUTES 1 SECOND EAST A DISTANCE OF 40.36 FEET TO AN IRON ROD (NEW); THENCE EXTENDING ALONG THE ORIGINAL WESTERN BOUNDARY OF LOTS 45, 46, 47, 48 AND 49 AS SHOWN ON THE PLAN OF BERRYWOOD OF RECORD IN BOOK 1835, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE THE FOLLOWING THREE CALLS:

SOUTH 6 DEGREES 54 MINUTES 42 SECONDS EAST A DISTANCE OF 144.29 FEET TO AN IRON ROD (OLD); SOUTH 6 DEGREES 53 MINUTES 27 SECONDS EAST A DISTANCE OF 65.00 FEET TO AN IRON ROD (NEW), SOUTH 6 DEGREES 53 MINUTES 27 SECONDS EAST A DISTANCE OF 125.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 440 RAMP; THENCE EXTENDING ALONG SAID RIGHT-OF-WAY LINE NORTH 85 DEGREES 25 MINUTES 52 SECONDS WEST A DISTANCE OF 40.81 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 11,354 SQUARE FEET, MORE OR LESS.

Being a portion of the same property conveyed to The City of Nashville, acting by and through the Electric Power Board of The City of Nashville by Warranty deed from Frank A. Berry, a widower, and Allen V. Berry and wife, Agnes V. Berry of record in Book 1333, page 408, Register's Office for Davidson County, Tennessee, dated August 26, 1946 and recorded on August 27, 1946.

EXHIBIT "B"


N
Goodweill Industries
Map 118-07, Parcel 22.00
Instr. # 20031020-0154648
R.O.D.C., TN
BERRY RD
LARMON AVE
CSX RR
City of Nashville
Electric Power Board
Map 118-07, Parcel 1.00
BK 1333, PG 408
R.O.D.C., TN
N75°25'01"E
40.36'
I.R.(N)
I.R.(N)
S6°54'42"E
144.29'
N6°53'59"W 321.71'
I.R.(O)
S6°53'27"E
65.00'
I.R.(N)
S6°53'27"E
125.94'
I.R.(N) &
P.O.B.
N85°25'52"W
40.81'
Lot 45
Lot 46
Lot 47
Lot 48
Lot 49
INTERSTATE
HWY 440 RAMP
NOT TO SCALE

Certificate of Authenticity

I, Ryan Lux, 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 Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON