Karen Johnson Davidson County
Batch# 645389 DEEDWARR
05/27/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210527-0072087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/7/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-7-2021

O-SB-V-21-703

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vastland Northcrest Development, LLC	NEW OWNER	
(NAME)	(NAME)	076-00-0-003.00
1720 West End Avenue Ste 600		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ODELL P. BRADLEY, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I:

A tract of land in the 2nd Civil District, Hermitage, Davidson County, Tennessee as described according to the un-recorded plat of the Bradley Subdivision by Daniels & Associates, Inc., Project No. 19-061 and last dated 4/23/2021and being more particularly described as follows:

Beginning at an existing concrete monument on the southerly right-of-way of Leesa Ann Lane (70' R/W) at the right-of-way return curve of the intersection of Leesa Ann Lane and Tulip Grove Road (50' R/W); said point also being the northwesterly corner of the herein described property having State Plane Coordinates of N-681,822.4394 E-1,794,435.1404 and proceeding,

With said southerly right-of-way of Leesa Ann Lane S 82deg39'06" E 259.65 feet to an iron pin set at the northwesterly corner of proposed Lot 2 of the un-recorded plat of the Bradley Subdivision; thence, Leaving said southerly right-of-way of Leesa Ann Lane and with the common line of Lot 2 of the un-recorded plat of the Bradley Subdivision S 07deg20'54" W 201.32 feet to an iron pin set; thence, N 82deg39'06" W 215.00 feet to point; thence, N 70deg35'54" W 148.75 feet to an iron pin set on the easterly right-of-way of Tulip Grove Road; thence, With said easterly right-of-way of Tulip Grove Road N 33deg58'37" E 175.00 feet to an iron pin set; thence, With a curve to the right 27.69 feet to the point of beginning; said curve having a central angle of 63deg22'17", radius 25.04, tangent 15.45, and chord N 65deg39'45" E 26.30. Containing 63,002 square feet or 1.45 acres more or less, according to survey dated 4/27/2021 by Greg Daniels, TN RLS #2489, Daniels & Associates, Inc.

TRACT II:

A tract of land in the 2nd Civil District, Hermitage, Davidson County, Tennessee as described according to the un-recorded plat of the Bradley Subdivision by Daniels & Associates, Inc., Project No. 19-061 and last dated 4/23/2021and being more particularly described as follows:

Beginning at an iron pin set on the southerly right-of-way of Leesa Ann Lane (70' R/W) at the northeasterly corner of the herein described lot and the northwesterly corner of Lot 40, Stoner Mill Subdivision, Section 1 of record in Plat Book 6900, Page 824 R.O.D.C. TN; said corner having State Plane Coordinates of N-681,758.6924 E-1,794,929.4590 and proceeding, Leaving said southerly right-of-way of Leesa Ann Lane and with the westerly boundary of Lot 40, Stoner Mill Subdivision, Section 1 S 07deg16'15" W 385.22 feet to an existing iron pin at the northeasterly corner of Cynthia Ludlow, Trustee of record in Instrument Number 20111019-0081405 R.O.D.C. TN; said point being on the westerly boundary of Lot 38, Stoner Mill Subdivision, Section 1 and also being the southeasterly corner of proposed Lot 2 of the un-recorded plat of the Bradley Subdivision; thence, With the northerly boundary of Cynthia Ludlow, Trustee N 83deg24'25" W 712.30 feet to an iron pin set on the easterly right-of-way of Tulip Grove Road; thence, With said easterly

right-of-way of Tulip Grove Road N 33deg58'37" E 250.98 feet to an iron pin set; thence, Leaving said easterly right-of-way of Tulip Grove Road and with Lot 1 of the un-recorded plat of the Bradley Subdivision S 70deg35'54" E 148.75 feet to a point; thence, S 82deg39'06" E 215.00 feet to an iron pin set; thence, N 07deg20'54" E 201.32 feet to an iron pin set on the southerly right-of-way of Leesa Ann Lane; thence, With said southerly right-of-way of Leesa Ann Lane S 82deg39'06" E 238.76 feet to the point of beginning.

Containing 175,533 square feet or 4.03 acres more or less, according to survey dated 4/27/2021 by Greg Daniels, TN RLS #2489, Daniels & Associates, Inc.

Being the same property conveyed to Odell P. Bradley, Jr., an unmarried man by Quitclaim Deed from Odell P. Bradley, Jr. also known as O.P. Bradley, Trustee of record in Instrument No. 20080415-0038086 Register's Office for Davidson County, Tennessee, dated January 30, 2008 and recorded on April 15, 2008.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 29, Register's Office for Davidson County, Tennessee.
- Subject to all matters as described according to a survey by Ray G. Cole dated 10/15/79.
- Easement in favor of First Suburban Water Utility District of record in Book 7116, Page 196, in the Register's Office for Davidson County, Tennessee.
- ROW's of Tulip Grove Road and Leesa Ann Lane.
- Agreement for Dedication of Easements for Storm Sewers and/or Sanitary Sewers of record in Book 7133, Page 225, and Book 7133, Page 229, in the Register's Office for Davidson County, Tennessee.
- Agreed Order of record in Book 7630, Page 767, in the Register's Office for Davidson County, Tennessee.
- General Agreement of record in Instrument Number 20021211-0152981, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **703 Tulip Grove Rd, Hermitage, Tennessee 37076**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 26th DAY OF MAY, 2021.

Odell P. Bradley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ODELL P. BRADLEY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2021.

Notary Public
My Commission Expires: 1-3-25
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY