Karen Johnson Davidson County
Batch# 768435 DEEDWARR
12/06/2021 12:07:27 PM 3 pgs
Fees: $18.00 Taxes: $2,286.60
20211206-0161338

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 070
2122 Buena Vista LLC 3250 Dickerson Pike Ste 114 Nashville, Tennessee 37207	Pinnacle Bank 150 3rd Ave S Nashville, TN 37201	GROUP 13 0 PARCEL 068.00

For and in 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, we,

James J. Reese, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

2122 Buena Vista LLC., a Tennessee Limited Liability Company

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:

A tract of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a brick pier in the ground near the center of the county road, now known as Hamilton County Road, said pier being the northwest corner of Romans Cash and C.D. Mandwaring's lot; running thence north 32 degrees East 185 feet to a brick pier in said road; thence at right angles, South 58 degrees East 415 feet to a brick pier in the ground in the center of an intended street 80 feet wide; thence at right angles, south 32 degrees west, with said street, 185 feet to a brick pier, NBA Disciples Housing of Nashville, TN, Inc. northeast corner; thence north 58 degrees west, 415 feet to the beginning, containing 1.762 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a portion of the property previously conveyed to Metropolitan Government of Nashville and Davidson County described as follows:

RIGHT-OF-WAY: Beginning at a point in the existing southern right-of-way margin of Buena Vista Pike, said point being the northwestern corner of the aforementioned Richard M. Davenport, Tr. property; thence leaving said existing southern right-of-way margin with the northerly boundary of said Davenport property S53°02'56"E, 19.16 feet to a point; thence leaving said northern boundary with a new line S36°50'49"W, 185.00 feet, to a point on the southern boundary of said Davenport property; thence with said southern boundary N53°02'56"W, 20.05 feet to a point on the aforementioned existing southern right-of-way of Buena Vista Pike; thence with said existing southern right-of-way N37°07'28.1"E, 185.01 feet, more or less, to the point of beginning, containing 3,627 square feet or 0.083 acres, more or less.

Being further conveyed to JAMES J. REESE by deed from RICHARD M. DAVENPORT, TRUSTEE, of record in Instrument No. 20041109-0134789, dated October 28, 2004 and re-recorded in Instrument No. 20050322-0031061, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2122 Buena Vista Pike, Nashville, Tennessee 37218.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS my hand and official seal at office this 30th day of November, 2021.

James J. Reese

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James J. Reese, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

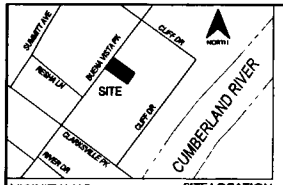
Witness my hand, at office, this 30th day of November, 2021.

NOTARY PUBLIC

My Commission Expires:
January 23, 2023

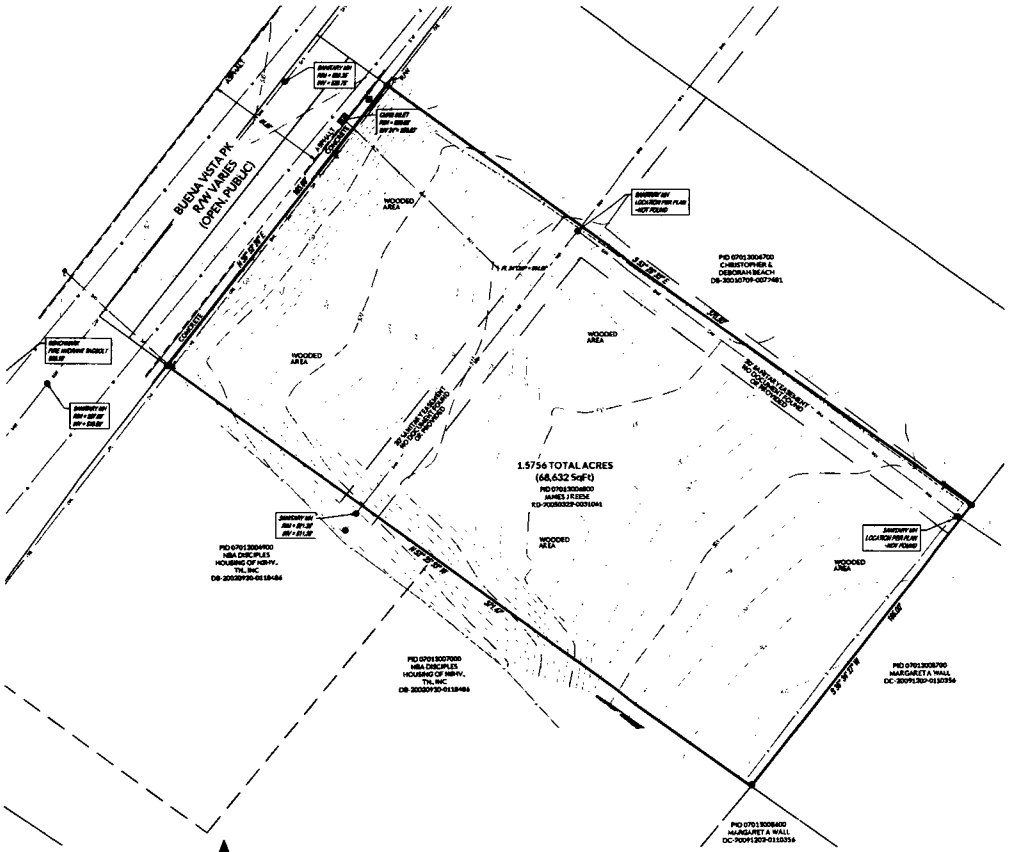
PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Exhibit "A"



VICINITY MAP
NOT TO SCALE

SITE LOCATION
LAT: 36°11'55" N
LON: -86°49'44" W



NORTH

GRAPHIC SCALE (IN FEET)

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47037C0327H dated 4/5/2017 which bears an effective date of 4/5/2017 and is not in a Special Flood Area (SFA).

ENCROACHMENT STATEMENT

THERE DOES NOT APPEAR TO BE ANY AREAS OF ENCROACHMENT AT THE TIME OF SURVEY.

UTILITY NOTES

(811) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE PAINTING TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN ITEMS.

NOTES CORRESPONDING TO SCHEDULE B

THE BELOW ITEMS ARE AN EXCERPT FROM CERTAIN TITLE COMMITMENT TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN COMMITMENT NUMBER 7421-147, DATED JUNE 21, 2021

ITEMS 1-11 ARE NOT SURVEY RELATED MATTERS OR ARE STANDARD EXCEPTION ITEMS.

(8) NO SURVEY RELATED EXCEPTION ITEMS TO INCLUDE.

RECORD LEGAL DESCRIPTION

A TRACT OF LAND IN THE 12TH, FORMERLY 2ND, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN IN THE OLD ICE HOUSE, THE CENTER OF THE COUNTY ROAD, NOW KNOWN AS HAMILTON COUNTY ROAD, SAID IRON BEING THE NORTHWEST CORNER OF ROMAN'S CASH AND CARRYING CO. LTD. RUNNING THENCE NORTH 36 DEGREES EAST 150 FEET TO A IRON PIN IN SAID ROAD, THENCE AT RIGHT ANGLES, SOUTH 54 DEGREES EAST 415 FEET TO A IRON PIN IN THE ROAD IN THE CENTER OF AN INTENDED STREET 80 FEET WIDE; THENCE AT RIGHT ANGLES, SOUTH 36 DEGREES WEST, WITH SAID STREET, 150 FEET TO A IRON PIN, NEW DISCIPLES HOUSING OF NASHVILLE, TN, INC. NORTHEAST CORNER; THENCE NORTH 54 DEGREES WEST, 415 FEET TO THE BEGINNING.

CONTAINING 1.792 ACRES, MORE OR LESS.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS A PORTION OF THE PROPERTY PREVIOUSLY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY SOUTHERN RIGHT-OF-WAY MARGIN OF BUENA VISTA PIKE, SAID POINT BEING THE NORTHWESTERN CORNER OF THE AFOREMENTIONED HOUSING OF DAVIDSON, TN, PROPERTY; THENCE LEAVING SAID EASTERLY SOUTHERN RIGHT-OF-WAY MARGIN WITH THE NORTHERLY BOUNDARY OF SAID DAVIDSON PROPERTY NORTH 57°53'41" E, 16.16 FEET TO A POINT; THENCE LEAVING SAID NORTHERN BOUNDARY WITH A NEW LINE S29°53'41"E, 168.00 FEET, TO A POINT ON THE SOUTHERN BOUNDARY OF SAID DAVIDSON PROPERTY; THENCE WITH SAID NORTHERN BOUNDARY N57°53'41"W, 20.00 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY SOUTHERN RIGHT-OF-WAY OF BUENA VISTA PIKE; THENCE WITH SAID EASTERLY SOUTHERN RIGHT-OF-WAY N32°07'19"E, 165.31 FEET MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 3,417 SQUARE FEET OR 0.078 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO REUBARD M. SANDIFORT, TRUSTEE BY DEED FROM EARLINE BARNES, OF RECORD IN BOOK 7170, PAGE 625, DATED JUNE 17, 1955, SAID REGISTER'S OFFICE. BEING FURTHER CONVEYED TO JAMES J. KEESE BY DEED FROM REUBARD M. SANDIFORT, TRUSTEE, OF RECORD IN INSTRUMENT NO. 20041109-0134709, DATED OCTOBER 28, 2004 AND RE-RECORDED IN INSTRUMENT NO. 20050322-0051094, SAID REGISTER'S OFFICE.

THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN COMMITMENT NUMBER 7421-147, DATED JUNE 21, 2021.

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR CERTIFICATION

2122 BUENA VISTA PK
NASHVILLE, TN 37218
DAVIDSON COUNTY

TO: THE CAUBLE GROUP, BA LAND PROFESSIONALS, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7a, 7b1, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/24/2021.

DATE OF PLAT OR MAP: 06/24/2021

DATE OF LAST REVISION: N/A

SURVEY PREPARED BY:
BA LAND PROFESSIONALS, LLC
5934 YANKEE STREET
DAYTON, OH 45458
937.436.4855

CONFIDENCE MEASURE: 4.3'

06/24/2021

LAND SURVEYOR IN AGREE: 3-24-2021
STATE OF TENNESSEE
DATE OF PLAT OR MAP: 06/24/2021
DATE OF LAST REVISION: N/A
SURVEY PREPARED BY:
BA LAND PROFESSIONALS, LLC
5934 YANKEE STREET
DAYTON, OH 45458
937.436.4855

SURVEY NOTES

1. NORTH AND BEARINGS SYSTEM BASED UPON THE NORTH ZONE STATE PLANE COORDINATE SYSTEM VALUES AND REFERENCED TO THE T.D.O.T. - R.M.S.C. NETWORK AND COLLECTED UTILIZING A SPECTRA S-82 RECEIVER DURING A SURVEY CONDUCTED BY A LAND PROFESSIONALS, LLC ON JUNE 22, 2021.
2. VERTICAL DATUM IS REFERENCED TO NAVD88 AND REFERENCED TO THE T.D.O.T. - R.M.S.C. NETWORK AND HELD TBC ELEVATION A SPECTRA S-82 RECEIVER DURING A SURVEY CONDUCTED BY A LAND PROFESSIONALS, LLC ON JUNE 22, 2021.
3. ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY. NO IDENTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE COMPLETE OR THAT ALL UTILITIES ARE SHOWN.
4. ALL DATA SOURCES, INSTRUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE DAVIDSON COUNTY REGISTRAR'S OFFICE LOCATED IN NASHVILLE, TN.
5. SURVEY PREPARED FROM TELEPHONE INFORMED ON JUNE 2021. ALL INFORMATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
6. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA BUENA VISTA PIKE, BEING AN OPEN PUBLIC, A RIGHT-OF-WAY.
7. THIS IS NOT A RECOMMENDED MONUMENT FOR TRANSFER OF TITLE
8. A ZONING REPORT OR ZONING LETTER WAS NOT PROVIDED
9. THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR BOUNDARY SURVEY PERFORMED TO TCA 64C-CLOC
10. THERE EXISTS NO WETLAND DELINEATION AT TIME OF SURVEY.
11. THERE EXISTS NO VISIBLE EVIDENCE OF A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL AT TIME OF SURVEY.
12. THERE EXISTS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION AT TIME OF SURVEY.
13. THERE EXISTS NO WORKLY MARKED PARKING SPACES AT TIME OF SURVEY.
14. ALL PLOTTABLE OFFSITE EASEMENTS (PROVIDED AND/OR TO BE BY THE SURVEYOR) ARE SHOWN ON THE MAP.
15. THERE ARE NO GAPS, GORES OR OVERLAPS PRESENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED

MAP LEGEND

- FOUND IRON PIN
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"
- AIR CONDITIONING UNIT
- GUY WIRE ANCHOR
- LIGHT POLE
- ELECTRIC METER
- POWER / LIGHT POLE
- ELECTRIC TRANSFORMER
- CLEAN OUT
- SANITARY SEWER
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- BUILDING LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

SURVEYOR
BA LAND PROFESSIONALS, LLC
5934 YANKEE STREET
DAYTON, OH 45458
937.436.4855
WWW.BALANDPROFESSIONALS.COM
info@balandprofessionals.com

ALTA / NSPS SURVEY

THE CAUBLE GROUP

2122 BUENA VISTA PK
NASHVILLE

2nd COUNCIL DISTRICT
DAVIDSON, TENNESSEE

SCALE: 1" = 30'

DATE: 06/25/2021

DESIGN: NA	JOB NO. 21-012
DRAWN: DPB	SHEET NO.
CHECKED: JBA	1 OF 1

BA LAND PROFESSIONALS

Z:\BA LAND\BA LAND PROJECTS\BA LAND PROJECTS - ACTIVE PROJECTS\2021 PROJECTS\2122 BUENA VISTA - NASHVILLE\CAD FILES\2122 BUENA VISTA - ALTA.DWG - 6/25/2021 9:47 AM