Karen Johnson Davidson County
Batch# 995848 DEEDWARR
04/25/2023 10 30 38 AM 2 pgs
Fees $13 00 Taxes $1,960 63
20230425-0030287

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$529,900.00**.

~~Affiant~~

Subscribed and sworn to before me, this the 24th day of April, 2023

Notary Public

My commission expires 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **B.J.I.A. Properties, LLC, a Michigan limited liability company**	Send Tax Bills To **OWNER**	Map-Parcel Numbers **Map 141-05-0-A Parcel 673 00co**
18233 N. Fruitport Rd.		
Spring Lake, MI 49456		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ray Robertson, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

B.J.I.A. Properties, LLC, a Michigan 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

LAND in Davidson County, Tennessee being Lot No. 673 on the Final Plat of Avondale, Phase 3, Section 3, of record in Instrument No. 20170324-0028914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Ray Robertson, a married man, by Special Warranty Deed dated January 4, 2018 from NVR, Inc., a Virginia corporation, T/A Ryan Homes, of record in instrument No. 20180105-0001719, Register's Office of Davidson County, Tennessee.

Bailey Elizabeth Robertson, spouse of the above named Ray Robertson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20170324-0028914, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Restrictive Covenants contained in instrument of record in Instrument No. 20020821-0100879, said Register's Office. 3) Declaration of Covenants, Conditions and Restrictions for Avondale Park, of record in Instrument No. 20081203-0117452, By-Laws appended thereto; Declarations amended in Instrument No. 20090331-0028791, Ins. No. 20101223-0102254 and Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee. 4) All matters as shown on the Plat of Avondale Park Boulevard Right of Way Dedication of record in Instrument No. 20140722-00648387, said Register's Office. 5) Subject to Easement in Book 5738, Page 819, and Partial Abandonment of Easement of record in Instrument No. 20080826-0087638, said Register's Office. 6) Dedication of common areas to Avondale Park Owner's Association, Inc., of record in Instrument No. 20170130-0009317, corrected in Instrument No. 20190618-0058614 and in Instrument No. 20190618-0058613, said Register's Office. 7) All matters as shown on the plan of record in Plat Book 4300, Page 49, said Register's Office. 8) Subject to Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 and in Instrument No 20141202-0110280, Register's Office for Davidson County, Tennessee. 9) Subject to Access Easement Agreement recorded in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee. 10) Subject to Transmission Line Easement recorded in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee. 11) Subject to Deed to USA recorded in Book 4118, Page 694 and Book 4228, Page 635, Register's Office for Davidson County, Tennessee. 12) Subject to Order to TVA recorded in Book 4273, Page 280, Register's Office for Davidson County, Tennessee. 13) Subject to Permanent Easement Agreement recorded in Instrument No. 20090707-0063325, Register's Office for Davidson County, Tennessee. 14) Subject to Easement Deed to U.S. Sprint Communications Company recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument #20140416-00031703, both of record in the Registers Office for Davidson County, Tennessee. 15) Subject to Charter for Avondale Park Owners' Association, Inc., recorded in Instrument No. 20081203-0117350, Register's Office Davidson County, Tennessee. 16) Subject to lack of direct access to Highway I-40 from the Property, such right of access having been granted as to part of the Property by John Smallman Cowden and wife, Ruby S. Cowden to the State of Tennessee by a judgment, a certified copy of which is of record in Book 3369, Page 316, Register's Office for Davidson County, Tennessee and a drainage easement of 0.67 acres was also granted therein to the State of Tennessee, and such right of access having also been granted as to part of the Property by Robert Newsom Hutton by deed of record in Book 3033, Page 185, Register's Office for Davidson County, Tennessee. 17) Subject to Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee. 18) Subject to right-of-way of all roads of the Nashville, Chattanooga & St. Louis Railway and spur tracks, if any, lying within the boundaries of the Property, including but not limited to, right of way having been granted by deed from S. F. Newsom to Nashville, Chattanooga & St. Louis Railway, of record in Book 341, Page 277, Register's Office for Davidson County, Tennessee, by deed from S. F. Newsom to Nashville, Chattanooga & St. Louis Railway, of record

in Book 350, Page 371, Register's Office for Davidson County, Tennessee, by deed from J. B. Ezzell and wife, Fanny M. Ezzell, to Nashville, Chattanooga & St. Louis Railway of record in Book 362, Page 561, Register's Office for Davidson County, Tennessee, and by deed from J. B. Ezzell and wife, Fanny Moran Ezzell, to Nashville, Chattanooga & St. Louis Railway, of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee. Note that the latter deed included the grant to the Railway of perpetual right to lay and maintain a water pipe from the lot conveyed along the edge of Harpeth River in an easterly direction to a point above the mill dam for the purpose of securing water from the mill pond. 19) Subject to easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee. 20) Subject to Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee. 21) Subject to easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee. 22) Subject to easement for access road granted by Roger N. Hutton to United States of America by Instrument of record in Book 4116, Page 151, Register's Office for Davidson County, Tennessee. 23) Subject to Easement for water line granted by Roger N. Hutton to United States of America by Judgment, a certified copy of which is of record in Book 4364, Page 895, Register's Office for Davidson County, Tennessee. 24) Subject to a 15-foot public roadway running parallel with the railroad right of way in the extreme eastern part of the Property comprising the tract of 38.71 acres conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, which may be a part of the property, is included in the description of such tract but expressly excluded from conveyance. 25) Subject to use as roadway of a strip of 15 feet wide along the southwesterly side of the Nashville, Chattanooga & St, Louis Railway right-of-way and along the west side of Lot No. 1 on the Plan of record in Book 1, Page 25, Register's Office for Davidson County, Tennessee, and subject to the use for roadway a strip 12 feet wide along the line between the Dower Tract and Lot 5 according to said Plan with 6 feet there of being on the east side of the line between said Dower tract and Said Lot 5 and 6 feet thereof being on the west side of the line between said Dower Tract and said lot 5, all of said roadways having been established by decree entered in the Chancery Court of Davidson County, Tennessee, in the suit of R. P. Hutton et al, vs. J, B. Ezell, docket Nos. 25,062 and 26,939 (references thereto appear in a deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee, and in subsequent deeds). 26) Subject to Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee). 27) Subject to advertising space lease of record in Book 4494, Page 882, Register's Office for Davidson County, Tennessee. (This lease was executed March 15, 1971, by Lineberger Development Company to National Advertising Company, which lease contains an initial 10-year term and an extension on a year to year basis thereafter unless earlier terminated. No termination or extension documents appear of record.) 28) Subject to oil and gas lease from John Smallman Cowden and wife, Ruby S. Cowden, to B. G. Pratte, dated September 2, 1959, of record in Book 3084, Page 317, Register's Office for Davidson County, Tennessee. The lease was for a term of 5 years and (as long thereafter as oil and gas or either is produced from said land by lessee, No termination or extension documents appear of record.) 29) Subject to title to that portion of the Property embraced within the high and low watermark of the Big Harpeth River. 30) Subject to Riparian Rights claimed or asserted by surrounding landowners and the State of Tennessee. 31) Subject to title to that portion of the Property embraced within the bounds of any roads or highways. 32) Subject to right-of-way as shown on the Plat entitled Section I Harpeth 40 Mobile Home Park of record in Book 4300, Page 49, Registers' Office for Davidson County, Tennessee. 33) Subject to advertising space lease between Buck Allison, Inc., and The Lamar Corporation of record in Book 6078, Page 619, Register's Office for Davidson County, Tennessee. 34) Subject to a portion of the Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan- Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey). 35) Subject to Memorandum of Lease between Michael R. Allison and National Advertising Company, of record in Book 10023, Page 638, Register's Office for Davidson County, Tennessee. 36) Subject to contract between Louisville and Nashville Railroad Company and Joe M, Rogers of record in Book 5384, Page 362, Register's Office for Davidson County, Tennessee, and assignment of contract between Joe M. Rogers and Buck Allison Incorporated, of record in Book 5902, Page 469, Register's Office for Davidson County, Tennessee and assignment in Instrument No. 20041207-0145663, Register's Office for Davidson County, Tennessee, 37) Subject to abstract of suit of record in Instrument No. 20021017-0127902, Register's Office for Davidson County, Tennessee. 38) Subject to rights of others in and to common areas/elements. 39) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **1756 Eastwick Lane, Nashville, TN 37221**

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 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/our hand(s) this **24th** day of **April, 2023.**

Ray Robertson

Bailey Elizabeth Robertson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ray Robertson and Bailey Elizabeth Robertson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **April, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON