BOX #14

G#37326-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 18th day of June, 2024.

Notary Public

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

Karen Johnson
Batch # 1149057
06/20/2024 09:23:00 AM
Fees: $18.00 Taxes: $1,295.00

Davidson County
DEEDWARR
3 pgs

20240620-0046227

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
S&P 5, GP, a Tennessee general partnership	**"New Owner"**	**060 05 0 020 00;**
1122 2nd Avenue North, Ste B		**060 05 0 015 00; 060 00 0 009 00; and, 060 00 0 008 00**
Nashville, TN 37207		

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

James R. Jones, an unmarred man

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

S&P 5, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1:

LAND in Davidson County, Tennessee, being Reserved Parcel "B" on the Plan of Aldrich Heights, Section Four Revised, of record in Plat Book 2900, Page 39, 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 James R. Jones, an unmarried man, by Warranty Deed dated September 5, 2006, from Meridian Construction Co., LLC, of record in Instrument No. 20060907-0110437. Register's Office for Davidson County, Tennessee.

BEING unimproved property, known as 0 Capps Drive, Nashville, TN 37207 - #060 05 0 020 00.

Tract No. 2:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Aldrich Heights, Section 5, as of record in Plat Book 2854, Page 73, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 98.7 feet on the southerly side of Capps Drive and extends back along the westerly line 276.7 feet and extends back on the easterly line 247.6 feet to the rear lines on which it measures 56.6 feet and 51.0 feet. Attention is called to a 10-foot Access Easement and Public Utility Easement along the 51.0 foot rear line and along the easterly side line of said Lot.

BEING the same property conveyed to James R. Jones, an unmarried man, by Warranty Deed dated September 5, 2006, from Meridian Construction Co., LLC, of record in Instrument No. 20060907-0110436, Register's Office for Davidson County, Tennessee.

BEING unimproved property, known as 3011 Capps Drive, Nashville, TN 37207 - #060 05 0 015 00.

Tract No. 3:

BEGINNING at an iron rod situated in the northerly margin of Capps Drive, said point also being the Southeast corner of Lot 94 of Aldrich Heights, Section 4 Revised, of record in Plat Book 2900, Page 39, Register's Office for Davidson County, Tennessee;

THENCE, leaving said Road, North 82° 17' 17" East, a distance of 262.32 feet to a concrete monument situated in the Northwest corner of the James R. Jones property of record in Instrument No. 20051214-0149954, Register's Office for Davidson County, Tennessee;

THENCE, along the West line of the Jones property, South 06° 45' 30" West, a distance of 319.78 feet to an iron rod;

THENCE, leaving said Jones westerly line, North 84° 15' 41" West, a distance of 863.09 feet to an iron rod;

THENCE, North 12° 09' 41" East, a distance of 115.87 feet to a concrete monument;

THENCE, North 82° 21' 00" East, a distance of 177.22 feet to an iron rod;

THENCE, South 49° 54' 33" East, a distance of 253.60 feet to an iron rod;

THENCE, South 84° 11' 33" East, a distance of 51.00 feet to an iron rod;

THENCE, North 40° 05' 27" East, a distance of 297.60 feet to the point of BEGINNING and containing 183,209.888 square feet or 3.173 acres of land.

BEING all of the same property conveyed to James R. Jones, an unmarried man, by Warranty Deed dated September 5, 2006, from Meridian Construction Co., LLC, of record in Instrument No. 20060907-0110435, Register's Office for Davidson County, Tennessee.

BEING unimproved property, known as 3002 Brick Church Pike, Nashville, TN 37207 - #060 00 0 008 00 and 009 00.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTIONS BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 2900, Page 39, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein, as pertains to Tract No. 1. NOTE: Subject to a 10-foot Access Easement as shown on said Plan. NOTE: Reserved Parcel "B" not an individual building site;

2) All matters shown on the Plan of record in Plat Book 2854, Page 73, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein, as pertains to Tract No. 2. NOTE: 10-foot Access Easement and Public Utility Easement as shown on said Plan;

3) Restrictive Covenants contained in instrument of record in Book 2963, Page 221, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 1. NOTE: Said restrictions are not applicable to portions thereof that have already expired;

4) Sanitary Sewer and/or Storm Drainage Easement of record in Book 6879, Page 22, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2;

5) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9785, Page 860, re-recorded in Book 9834, Page 280, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 3 - both Parcels;

6) Stormwater Detention Agreement of record in Instrument No. 20060523-0060519, said Register's Office, as pertains to Tract No. 3 - Parcel 008.00; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

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 **18th** day of **June, 2024.**

James R Jones

James R. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James R. Jones,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **June, 2024.**

Notary Public

My Commission Expires: 5/9/2026

