

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS \$79,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5730-LRB-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP/PARCEL NO(S):		
Sreenath Raju Bheemaraju and Srilakshmi Mukteshwaram			NEW OWNER			Part of: 085-011.00, 085-002.00, AND 085-001.00		
(NAME)			(NAME)			085-002.00 P10		
504 Breithorn Cv			(ADDRESS)			3-22-23		
(ADDRESS)			(ADDRESS)			for tax year 2024		
Brentwood	TN	37027	(CITY) (STATE) (ZIP)			Sharon A. Catrell		
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)			

FOR AND IN CONSIDERATION OF THE SUM OF Seventy-Nine Thousand Nine Hundred And No/100 Dollars (\$79,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LRBTNLP, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SREENATH RAJU BHEEMARAJU AND SRILAKSHMI MUKTESHWARAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DEKALB COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

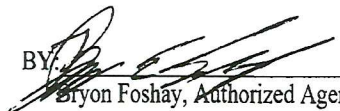
This is improved ☐ property, known as Tract 22, Landings at River Bend, Smithville, TN 37166

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

* 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 Grantor's hand this the 14 day of March, 2023.

LRBTNLP, LLC, a Florida Limited Liability Company
By: Atlantic Land & Lakes Management, LLC, Its Manager

BY: 
Bryon Foshay, Authorized Agent

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Bryon Foshay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Atlantic Land & Lakes Management, LLC, Manager of LRBTNLP, LLC, the within named bargainor, a Florida limited liability company, and that he executed the within instrument for the purposes stated therein by signing as Authorized Agent on behalf of Atlantic Land & Lakes Management, LLC, Manager of LRBTNLP, LLC.

Witness my hand and official seal this 14 day of March, 2023.

My Commission expires: 4-20-26

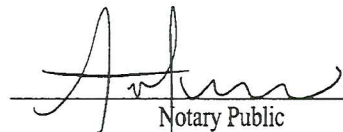

Notary Public



EXHIBIT A
(LEGAL DESCRIPTION)

Beginning at a point in the center of a 50' Access and Utility Easement, being located N60°00'18"E a distance of 1821.26' from a ½" rebar (old) in the north margin of Potts Camp Road at a southeast corner of Jeffrey and Donna Williams (RB:372 PG:947); thence severing LRBTNLP, LLC (RB:540 PG:448 and PG:451) S03°39'55"E a distance of 27.00' to a ½" rebar (new) in the south margin of a 50' Access and Utility Easement; thence S03°39'55"E a distance of 63.77' to a ½" rebar (new); thence S37°48'53"W a distance of 209.97' to a ½" rebar (new); thence N82°47'06"W a distance of 450.96' to a ½" rebar (new); thence N81°23'52"W a distance of 258.83' to a ½" rebar (new); thence N16°07'54"W a distance of 88.07' to a wood post at a fence corner, being a southeast corner of Jeffrey and Donna Williams; thence with an east line of Jeffrey and Donna Williams and a fence N43°24'09"E a distance of 62.71' to a ½" rebar (new); thence leaving Jeffrey and Donna Williams and severing LRBTNLP, LLC N70°23'58"E a distance of 434.03' to a ½" rebar (new); thence S86°05'48"E a distance of 232.98' to a ½" rebar (new) in the west margin of a 50' Access and Utility Easement; thence S86°05'48"E a distance of 25.52' to a point in the center of a 50' Access and Utility Easement; thence with the center of a 50' Access and Utility Easement S07°43'54"E a distance of 44.42'; thence S54°20'34"E a distance of 85.39'; thence S87°08'55"E a distance of 65.57' to the beginning. Containing 5.001 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on December 16, 2022 and recorded on March 6, 2023 in Plat Book 1, page 1720, Register's Office for DeKalb County, Tennessee.

Together with a 50' foot access and utility easement of record in Book 545, page 555, Register's Office for DeKalb County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and Easements of The Landings at River Bend Subdivision of record in Book 544, Page 637, Register's Office for DeKalb County, Tennessee.

Being a portion of the same property conveyed to LRBTNLP, LLC, a Florida limited liability company by Warranty Deed from Gloria Webb, an unmarried woman, dated December 15, 2022 and recorded December 20, 2022 in Record Book 540, Page 448, Register's Office of DeKalb County, Tennessee.

Being a portion of the same property conveyed to LRBTNLP, LLC, a Florida limited liability company by Quitclaim Deed from Gloria Webb, an unmarried woman, dated December 15, 2022 and recorded December 20, 2022 in Record Book 540, Page 451, Register's Office of DeKalb County, Tennessee.

Daniel Seiber, Register	
DeKalb County	
13070	Instrument #: 208440
15.00	Recorded
295.63	3/22/2023 at 2:42 PM
1.00	in Record Book
2.00	545
313.63	PGS 727-729