WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Kelly D. Bush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & K Ventures, LLC	Byron V. Bush	118-12-70
(NAME)	(NAME)	
2908 Sidco Drive	1652 Sunset Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37027-3502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Horrell Properties, Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **B & K Ventures, 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:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lots 78, 79, and 80, SIDCO, Section Two, of record in Instrument Number 20040528-0062975, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Horrell Properties, Inc. by deed from First Tennessee Bank National Association of record in Instrument Number 20040809-0096161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 2908 Sidco Drive, Nashville, TN 37204
(House Number) (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 my hand this 12th day of October, 2004.

Horrell Properties, Inc.

By: Steve H. Horrell
Steve H. Horrell, President

Davidson County DEEDWARR
Recvd: 10/14/04 09:05 3pgs
Fees:18.00 Taxes:1295.00

20041014-0123724

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steve H. Horrell, 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 President of Horrell Properties, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2004.

Commission expires: 7-19-08



Jill Connors

Notary Public

EXHIBIT "A"

Encumbrances

1. Taxes for the year 2004, a lien, which are now due and payable.

2. All matters shown on Plat recorded in Book 2331, page 93, in the Register's Office for Davidson County, Tennessee.

3. All matters shown on the Final Plat, Resubdivision of Lots 78, 79, 80 SIDCO -- SECTION TWO 635 Thompson Lane, Sixteenth Councilmanic District, Nashville, Davidson County, Tennessee, as shown on Plat recorded as Instrument No. 20040528-0062975, in said Register's Office.

4. The exception and reservation in favor of the United States of America in and to all fissionable materials as described in that certain deed of record in Book 2152, page 347, in said Register's Office.

5. Easement for use of all of the sewerage facilities and equipment in, on and over the premises of record in Book 2486, page 314, in said Register's Office.

6. Easement for railroad right of way as set forth in instrument of record in Book 2499, page 79, in said Register's Office.

7. Water mains and equipment appurtenant thereto and easements therefore that have been transferred to the City of Nashville by instrument of record in Book 2244, page 611, in said Register's Office.

8. Easements to the Metropolitan Government of Nashville and Davidson County for storm sewers of record in Book 4124, page 292, in said Register's Office.

9. Stormwater Detention Agreement as of record in Instrument No. 20040309-0027072, in said Register's Office.

10. Access Easement, Conditions, and Restrictions contained in Easement and Restrictive Covenants Agreement as of record in Instrument No. 20040809-0096160, in said Register's Office.

(For Recording Data Only)