WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150030769 DEEDWARR
Recvd: 04/23/15 10:14 3 pgs
Fees: 18.00 Taxes: 1683.50
20150423-0036378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Ruth C. Bates
Affiant

BRITTANY T. DUGGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-25-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Vintage South, LLC		117 04 0 156.00
(NAME)	(NAME)	
2704 Brightwood Avenue	4025 Wallace Lane	
(ADDRESS)	(ADDRESS)	
Nashville 37212	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty-Five Thousand And No/100 Dollars ($455,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BBK Properties LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vintage South, LLC**, 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. 129 on the map of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for said County, and a part of Brightwood Avenue, as changed by an agreement of record in Book 716, Page 2, said Register's Office for Davidson County, Tennessee.

Said Lot No. 129 and part of Brightwood Avenue front together 50 feet on the easterly side of said Avenue, as changed by said agreement, and run back between parallel lines 176.5 feet to an alley.

Being the same property conveyed to Kabble Partnership, a Tennessee General Partnership by Warranty Deed from Erik Eisenman and spouse, Laura Eisenman dated November 24, 1997 and recorded December 17, 1997 in Book 10725, Page 262, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Alford and wife, Marceleen R. Alford, a fifty (50%) percent undivided interest and to Richard D. Buchanan and wife, Poppy P. Buchanan, a fifty (50%) percent undivided interest by Quitclaim Deed from Kabble Partnership, a Tennessee general partnership dated January 1, 2004 and recorded January 2, 2004 as Instrument No. 20040102-0000407, in said Register's Office for Davidson County, Tennessee.

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JEBK

Being the same property conveyed to Alford Family, LLC, a Tennessee limited liability company, a fifty (50%) percent undivided tenants-in-common interest and to the Buchanan Family, LLC, a Tennessee limited liability company, a fifty (50%) percent undivided tenants in-common interest by Quitclaim Deed from Robert H. Alford and wife, Marceleen R. Alford, as to one-half, undivided interest and Richard D. Buchanan and wife, Poppy P. Buchanan, as to one half, undivided interest dated January 1, 2004 and recorded January 2, 2004 as Instrument No. 20040102-0000873, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Buchanan Family, LLC, a Tennessee limited liability company, by Quitclaim Deed from Alford Family, LLC, a Tennessee limited liability company, dated December 22, 2008 and recorded December 30, 2008 as Instrument No. 20081230-0123648, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BBK Properties, LLC, by Acknowledgement of Merger from Buchanan Family, LLC, dated dated December 22, 2009 and recorded December 29, 2009 as Instrument No. 20091229-0118139, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2704 Brightwood Avenue, Nashville, TN 37212

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, has 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 our hands this 17th day of April, 2015.

BBK Properties LLC
BY: Helen E. B. Krump, Member
Helen E. B. Krump

File Number: GRN-151313

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.BBK Properties LLCthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2015.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: GRN-151313

J.E.B.K.