(2)
686

**BOX 10-A**

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170062232 DEEDWARR
Recvd: 07/20/17 12:20 2 pgs
Fees: 13.00 Taxes: 906.13
20170720-0073432

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $244,900.00.

*Affiant*

Subscribed and sworn to me on 07/18/17.

NOTARY PUBLIC
My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| BBS Partners, GP<br>2209 Crestmoor Rd, Ste. 100<br>Nashville, TN 37215 | NEW OWNER | 13302034400 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey C. King and wife, Tammy R. King, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto BBS Partners, GP, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Map of the McLester Addition to Nolen Heights, of record in Book 421, Page 92, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jeffrey C. King and wife, Tammy R. King by Warranty Deed from J & B Property Holdings, LLP, a Tennessee limited liability partnership, consisting of Gregory E. Bankston and James M. Johnston, recorded on the 29th day of July, 2005 in Instrument No. 20050729-0088729, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 324 HARRISON STREET, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands on 07/18/17.

Jeffrey C. King

Tammy R. King

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 07/18/17, before me personally appeared Jeffrey C. King and Tammy R. King, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/18/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY