# WARRANTY DEED

File #19486

Karen Johnson Davidson County
Batch# 343973 DEEDWARR
01/15/2020 02:07:47 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20200115-0005543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BRG, LLC | NEW OWNER | -116-08-0-078.00 |
| (NAME) | (NAME) | |
| 174 Saundersville Rd., Suite 301 | | |
| (ADDRESS) | (ADDRESS) | |
| Hendersonville, TN 37075 | | |
| (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, I, **James T. Baker, Jr, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 121 and the easterly 6 feet of lot No. 120 on the Plan of Kenner Manor Land Company's Second subdivision, as of record in Book 421, page 100, Register' s Office for said County.

Beginning at a point in the Northerly margin of Woodmont Boulevard at the canton corner of lots 121 and 122; thence westerly along said margin of said Boulevard, 93 feet to a point 6 feet west of the Westerly margin of said lot No. 121; thence Northerly and parallel to said margin of said lot 335 feet, more or less to a point; thence Easterly along the Southerly margin of lot No. 10, 41 feet to a point; thence Southerly along the line between lots 121 and 122, 340 feet to the point of beginning.

Being the same property conveyed to James T. Baker Jr., unmarried by Warranty deed from Maynard C. Roberts and wife, Eloise J. Roberts of record in Book 5175, page 277, Register's Office for Davidson County, Tennessee, dated July 22, 1977 and recorded on July 26,1977.

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 4018 A and B Woodmont Boulevard, Nashville, TN 37205

(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 30th day of December, 2019.

James T. Baker, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **James T. Baker, Jr.**; the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2019.

My commission expires: 12-19-20

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027