Karen Johnson Davidson County
Batch# 352928 DEEDWARR
02/04/2020 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20200204-0012764

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

2019-302

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

(Affiant)

Sworn to and subscribed before me this 3rd day of February, 2020.

Notary Public

My commission expires: 5/2/22

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
The Suter Family Trust dated April 12, 2002 (NAME)	**NEW OWNER** (NAME)	**104-12-0-298.00**
(ADDRESS) **1772 Villa Place Nashville, TN 37212**	(ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Buffalo Soul BNB, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto of **Damon C. Suter and Malinda M. Suter, Trustees of The Suter Family Trust dated April 12, 2002,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

TRACT I
LAND in Davidson County, Tennessee, being the North 50 feet of the South 100 feet of the West part of Lot No. 65 on the Map of O. B. Hayes' Plan of large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

SAID part of Lot fronts 50 feet on the easterly side of Villa Street, as extended, and runs back between parallel lines, parallel to and 50 feet North of Belcourt Street, 157.37 feet to a dead line.

BEING all the same property conveyed to BUFFALO SOUL BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from MUSIC ROW BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180604-0053280 and corrected in Instrument NO. 2019-0204-0010252, Register's Office for Davidson County, Tennessee.

SUBJECT property also known as: **1722 Villa Place, Nashville, TN 37212.**

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record. Seller warrants that at time of conveyance the special use zoning on the property remins the same a sit was on the contract date.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of February, 2020.

Buffalo Soul BNB, LLC,
a Tennessee limited liability company

By: _____ (SEAL)
Todd Baldree, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county mentioned, personally appeared Todd Baldree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Buffalo Sould BNB, LLC, the within named bargainor, a Limited Liability Company, and that such Todd Baldree as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

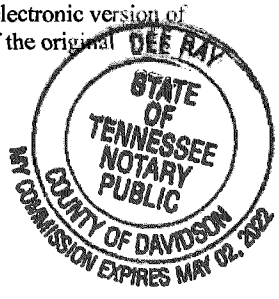
Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of February, 2020.

Susan B. Evans
Notary Signature
My Commission Expires: 4-6-2023

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public