Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $779,000.00

Affiant

Subscribed and sworn to before me this 3rd day of April, 2020.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 383370 DEEDWARR
04/09/2020 07:59:24 AM 2 pgs
Fees: $13.00 Taxes: $2,882.30
20200409-0037307

2020-34

Address of New Owner:	Send Tax Bills to:	Tax Information:
Samuel W. Larson & Megan L. Kloep	Bank of America, NA	
1819 A Shackleford Road	101 South Tyron St.	131-03-2G-002.00-CO
Nashville, TN, 37215	Charlotte, NC 28255	

WARRANTY DEED

For and in 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 **BRG, LLC a Tennessee limited liability company, a Tennessee Limited Liability Company**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samuel W. Larson and Megan L. Kloep, husband and wife** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1819 Shackleford Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190710-0066960, being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to BRG, LLC a Tennessee limited liability company by Warranty deed from Chris Pardue, a married man of record in Instrument No. 20190612-0056561 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on June 12, 2019.

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

This is improved property located at **1819 A Shackleford Road Nashville, TN 37215.**

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 our hands this 3rd day of April, 2020.

BRG, LLC

By: _____
Billy Jenkins, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Sole Member of BRG, LLC a Tennessee limited liability company, and that he is authorized by BRG, LLC a Tennessee limited liability company, to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 2020.

_____
D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

