(2)

# WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 388084 DEEDWARR
04/20/2020 11:44:15 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200420-0041086

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF Jan, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) RYAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Black Star Holdings, LLC | New Owner | |
| (NAME) | (NAME) | |
| 1620 Gordon Petty Dr. | | 118-13-264 |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (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, WE, **BRADLEY JOSEPH BARS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACK STAR HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit A of Homes at 3703 Lealand Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3703 Lealand Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No.** 20200420-0041085 **, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3703 Lealand Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No.** 20200420-0041085 **, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being part of Warranty Deed from William H. Rice, Trustee of The William H. Rice Living Trust Dated June 17, 2002, Restated & Amended August 6, 2009 to Jacob Matthew Tant as recorded on the 18th day of September, 2013 in Instrument No. 20130918-0098148, in the Register's Office of Davidson County, Tennessee.**

**Being part of Warranty Deed from William H. Rice, Trustee of The William H. Rice Living Trust U/A/D June 17, 2002, Restated & Amended August 6, 2009 to Aubrey B. Harwell, Jr., Trustee as recorded on the 18th day of September, 2013 in Instrument No. 20130918-0098145, said Register's Office.**

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

**Being part of the same property conveyed by Quitclaim Deed from Jacob Matthew Tant to Aubrey B. Harwell, Jr., Trustee as recorded on the 28th day of January, 2014 in Instrument No. 20140128-0007663, said Register's Office.**

**Being part of the same property conveyed by Warranty Deed from Aubrey B. Harwell, Jr., Trustee to Bradley Joseph Bars dated April 14, 2020 and filed of record in Instrument No. 20200416-0039936, said Register's Office.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

**This was never the principal place of residence for the Grantor.**

unimproved _
This is improved x property, known as 3703 A Lealand Lane, Nashville, TN 37203
(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 16 day of April, 2020

BRADLEY JOSEPH BARS

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 Bradley Joseph Bars, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of April, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public