WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

A-AF-20-91

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 413708 **DEEDWARR**
06/12/2020 09:09:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20200612-0060221

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Angela Foster and Janice Renee Mackin	**First Horizon**	
(NAME)	(NAME)	**PART OF 103-08-0-080.00**
91 44th Ave N	**12195 Metro Parkway, Suite 2**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Fort Myers, FL 33966**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARS HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELA FOSTER AND WIFE, JANICE RENEE MACKIN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. B of Unit Homes At 129 43RD Avenue North, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Unit Homes At 129 43RD Avenue North of record in Instrument Number 20200403-0036080, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Josh Brady, unmarried by Warranty Deed from Bernardino Buonanno and wife, Annette G. Buonanno of record in Instrument No. 20050928-0116338 Register's Office for Davidson County, Tennessee, dated September 26, 2005 and recorded on September 28, 2005.

Being a portion of the same property conveyed to Bars Holdings LLC, A Tennessee Limited Liability Company by Warranty Deed from Josh Brady, Unmarried of record in Instrument No. 20200327-0033496 Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 27, 2020.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions and By-Laws for Unit Homes At 129 43RD Avenue North, a Horizontal Property Regime, of record in Instrument Number 20200403-0036080, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 51, Register's Office for Davidson County, Tennessee.
- Declaration of Termination and Release of easement of record in Book 10554, Page 857, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 10532, Page 919, in the Register's Office for Davidson County, Tennessee.
- Joint Dirveway Easement Agreement of record in Book 10532, Page 913 and amended in Book 10554, Page 854, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 452, Page 564, in the Register's Office for Davidson County, Tennessee.
- Easement to the City of Nashville for Sanitary Sewer of record in Book 1718, Page 467, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **91 44th Ave N, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8 DAY OF JUNE, 2020.

Bars Holdings LLC, A Tennessee Limited Liability Company

BY:_____
Bradley Bars
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BRADLEY BARS, 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 the SOLE MEMBER of BARS HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as SOLE MEMBER.

Witness my hand and official seal, this the 8th of June, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212