39B

Karen Johnson Davidson County
Batch# 461110 DEEDWARR
08/20/2020 01:48:00 PM 2 pgs
Fees: $13.00 Taxes: $730.75

20200820-0094179

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $197,500.00

Affiant

Subscribed and sworn to before me, this 19th day of August 2020

Notary Public

My commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Imperial Home Group, LLC	NEW OWNER	**03200007700**
1127 Bell Grimes Lane		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

Glassy Bay Properties LLC, a California limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Imperial Home Group, LLC

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 Lot No. 2 on the Plan of The Resubdivision of Lots 1-7 Brick Church Valley Subdivision, Section One of record in Book 4175, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Glassy Bay Properties LLC, a California limited liability company, by Warranty Deed from Bank of America, N.A., dated September 18, 2019, of record in Instrument No. 20191010-0103995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 4245 Brick Church Pike, Nashville, TN 37189.

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 in 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.

Fred H Teo Date: 8/18/2020

Glassy Bay Properties LLC
By: Fred H. Teo
Its: Sole Member and Manager

STATE OF CA
COUNTY OF Santa Clara

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Fred H. Teo** 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 forgoing instrument for the purpose therein contained and who further acknowledged that they are Sole Member and Manager of Glassy Bay Properties, LLC and that they are authorized by Glassy Bay Properties, LLC to execute this instrument on its behalf.

Witness my hand this 18 day of **August, 2020.**

Patricia Ann Clark

Notary Public

My commission expires: Jan 12, 2024

PATRICIA ANN CLARK
Notary Public - California
Santa Clara County
Commission # 2315945
My Comm. Expires Jan 12, 2024