WARRANTY DEED

Karen Johnson Davidson County
Batch# 473055 **DEEDWARR**
09/10/2020 11:24:43 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20200910-0103210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF September, 20 20.

Notary Public

MY COMMISSION EXPIRES: 3-8-2022

(AFFIX SEAL) DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 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
Bars Holdings, LLC.	4404 A Westlawn Dr.	
(NAME)	(NAME)	
5537 Kendall Dr.	Nashville, TN 37209	103 06 0 136.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **SCOTT B. BOMAR AND MELANIE O. BOMAR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARS HOLDINGS, 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. 58 on the Plan of Brookside Court Subdivision, of record in Book 1424, Page 145, said Register's Office.

Said Lot No. 58 fronts 75 feet on the Southerly side of Kendall Drive and runs back 227.8 feet on the Easterly line and 256.6 feet on the Westerly line to a line in the rear which measures 80.33 feet.

Being the same property conveyed to Scott B. & Melanie O. Bomar by QuitClaim Deed from Wilson Lee Bomar and wife, Carol G. Bomar, of record in Instrument No. 20050112-0004540, in the Register's Office of Davidson County, Tennessee, dated January 03, 2005 and recorded on January 12, 2005.

Being the same property conveyed to Scott B. & Melanie O. Bomar by QuitClaim Deed from Wilson Lee Bomar and wife, Carol G. Bomar, of record in Instrument No. 20050112-0004539, in the Register's Office of Davidson County, Tennessee, dated December 28, 2004 and recorded on January 12, 2005.

Being the same property conveyed to Wilson Lee Bomar and wife, Carol G. Bomar by Warranty Deed from Nelson C. Andrews and wife, Sue Andrews, of record on Book 5198, Page 415, in the Register's Office of Davidson County, Tennessee dated September 16, 1977 and recorded on September 19, 1977.

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.

unimproved
This is improved x property, known as 5537 Kendall Dr., Nashville, TN 37209
(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 3rd day of September, 2020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 9/3/2020 (Date) before me, HAROLD A. UTOMAKILI, Notary (Here Insert Name and Title of the Officer)

personally appeared SCOTT B. BOMAR & MELANIE BOMAR (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
(Signature of Notary Public)

x _____
SCOTT B. BOMAR

x _____
MELANIE O. BOMAR A/K/A MELANIE BOMAR

HAROLD A. UTOMAKILI
COMM. # 2191377
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. MAY 9, 2021

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 Scott B. Bomar and Melanie O. Bomar a/k/a Melanie Bomar, 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 3 day of SEPTEMBER, 2020.

Commission expires: MAY 9, 2021

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Notary Public