NEW OWNER:

B & B FAMILY HOLDINGS LLP
802 Lovell Rd.
Knoxville, TN 37932-3264

SEND TAX BILLS TO:
NEW OWNER

TAX PARCEL 108-00-0-333.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILENO: 20-1364

Karen Johnson Davidson County
Batch# 476366 **DEEDWARR**
09/16/2020 09:04:39 AM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20200916-0105536

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO MILLION, FIFTY THOUSAND and 00/100 DOLLARS ($2,050,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **GREGG H. EATHERLY and wife, SUSAN L. EATHERLY** (collectively, "Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **B & B FAMILY HOLDINGS LLP**, a Tennessee limited liability partnership ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being land in the fourteenth Councilmanic District of Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 2 as shown on the survey entitled "Subdivision of the Robert Goss Jr. Property (Eatherly Subdivision)", prepared by J. Franklin & Associates, PLLC Land Surveyors, dated 9/2/04 as revised on 10/26/04, and being of record in Instrument No. 20050610-0066805, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gregg H. Eatherly and wife, Susan L. Eatherly, by Warranty Deed from Robert L. Goss, Jr. and Gerre Goss White, dated September 29, 2004 and November 2, 2004, and recorded November 4, 2004 in Instrument No. 20041104-0133356, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, with an address of 3300 Elm Hill Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs, successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed in fee simple of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20050610-0066805, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed, and paid by Grantee.

WITNESS OUR SIGNATURES hereto this 10th day of September, 2020.

Gregg H Eatherly
GREGG H. EATHERLY

Susan L. Eatherly
SUSAN L. EATHERLY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GREGG H. EATHERLY and wife, SUSAN L. EATHERLY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of September, 2020.

NOTARY PUBLIC

My commission expires: 10/30/2023

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$ 2,050,000.00 .**

AFFIANT

Sworn to and subscribed to before me this the 1st day of September, 2020.

NOTARY PUBLIC

My commission expires: 04/02/2024

Jana H Brayton
STATE OF TENNESSEE NOTARY PUBLIC
County of Anderson