WARRANTY DEED

Karen Johnson Davidson County
Batch# 484099 DEEDWARR
09/28/2020 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20200928-0111114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
BRG, LLC	New Owner	Parcel ID: 103 04 0 408.00
(NAME)	(NAME)	
909 18th Ave. S Suite A		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gloria B. Saulsgiver, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRG, 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 the Easterly 50 feet of Lot No. 49 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

Said Easterly 50 feet of Lot No. 49 fronts 50 feet on the Southerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines, 157.9 feet to an alley.

Being the same property conveyed to Jackie Saulsgiver and wife, Gloria B. Saulsgiver, by Warranty Deed from Dorris R. Trotter and wife, Susie Trotter, of record in Book 5402, Page 315, in the Register's Office of Davidson County, Tennessee, dated March 5, 1979 and recorded on March 7, 1979. The said Jackie Saulsgiver having since died on January 26, 2018, thereby leaving the Grantor as the sole owner of the property, as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4011 Nebraska Avenue, Nashville, TN 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 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 our hands this 25 day of September, 2020.

Gloria B. Saulsgiver

Gloria B. Saulsgiver

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gloria B. Saulsgiver, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of September, 2020.

Notary Public

My Commission Expires: 9-2-2024

(SEAL)

DEBORAH K. OGVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

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 D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY