SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 488463 DEEDWARRSP
10/02/2020 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $5,420.50
20201002-0114183

File No.: TCW-20-BARS-2204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER 2020.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

ERIC D WOLLEY
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
My Commission Expires 10/09/2020

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Premier Holdings, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME) **1612 Westgate Circle, Ste 122**	(NAME)	**081-06-0-484.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Brunson Legacy I, LLC, a Tennessee limited liability company, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said Southern Premier Holdings, LLC, a Tennessee limited liability company, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots No. 12, 13, 14 and the easterly 35 feet of Lot No. 15 on the Plan of George Shield's Second Addition to North Nashville, of record in Book 57, Page 146, Register's Office for said County.

Said Lots No. 12, 13, 14 and part of Lot No. 15 front 185 feet on the northerly side of Buchanan Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donald C. Day and wife, Carol B. Day, by Warranty Deed from Jeffrey Jacobson, unmarried, dated September 5, 2006, recorded September 11, 2006, in Instrument No. 20060911-0111819, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brunson Legacy I, LLC, a Tennessee limited liability company, by Quitclaim Deed from Donald C. Day and wife, Carol B. Day, dated December 27, 2006, recorded February 6, 2007, in Instrument No. 20070206-0015576, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as *2204 Buchanon St, Nashville TN 37208*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 30th day of September, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brunson Legacy I, LLC
a Tennessee limited liability company

By: Donald Day
Its: Managing Member

STATE OF Maryland
COUNTY OF Montgomery

On this the 30th day of September, 2020, before me personally appeared Donald Day, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Brunson Legacy I, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of September, 2020.

Notary Public
My Commission Expires: 10/9/2020

ERIC D WOLLEY
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
My Commission Expires 10/09/2020

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

