WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2024

Karen Johnson Davidson County
Batch# 507304 **DEEDWARR**
11/02/2020 10:56:54 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20201102-0127719

A-EH-20-2123

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2018 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
12th Avenue North Development, LLC	**New Owner**	
(NAME)	(NAME)	**081-03-0-208.00**
2123 12th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BHC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **12TH AVENUE NORTH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, king the Northerly 4 feet of Lot No. 36 and the Southerly 42 feet of Lot No. 37 on the map of C.E. Raymond's subdivision of record in Book 57, Page 63, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin in the Westerly margin of 12th Avenue North, formerly sonster street, said iron pin being located 496 feet from the Northwesterly intersecting corner of Cass Street and 12th Avenue North; thence Westerly and parallel to the Northerly line of Lot No. 36, 135 feet, more or less, to an iron pin in the Easterly margin of an alley; thence along the Easterly margin of said alley Northwardly 46 feet to an iron pin: thence Easterly and parallel to the Northwardly line of Lot No. 36 and the Southerly line of Lot No. 37, 135 feet, more or less, to an iron pin in the Westerly margin of 12th Avenue North; thence Southerly along the Westerly margin of 12th Avenue North 46 feet to the Point of Beginning.

Being the same property conveyed to Ramona M. Bailey and Freddy D. Bailey by Special Warranty deed from Aurora Loan Services, LLC who acquired Title as Aurora Loan Services of record in Instrument No. 20100302-0015973 Register's Office for Davidson County, Tennessee, dated February 12, 2010 and recorded on March 02, 2010.

Being the same property conveyed to BHC Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ramona M. Bailey and Freddy D. Bailey, wife and husband of record in Instrument Number 20201102-0127719, Register's Office for Davidson County, TN.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 63, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2123 12th Avenue N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19 DAY OF OCTOBER, 2020.

BHC Investments, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BHC INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212