RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014870

WARRANTY DEED

Karen Johnson Davidson County
Batch# 538469 DEEDWARR
12/18/2020 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201218-0150582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2020.

NOTARY PUBLIC

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Thompson 520 Brennan Lane Franklin, TN 37067	Same address as new owner	072-11-0-033.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BRICKHOUSE PRODUCTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND VAN WEBBER LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the GrantorS, have bargained and sold and by these presents do hereby transfer and convey unto, **TRAVIS THOMPSON, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Glenmeade Subdivision, First Addition, of record in Book 2330, Page 56, Register's Office for said county, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brickhouse Productions, LLC, a Tennessee Limited Liability Company and Van Webber LLC, a Tennessee Limited Liability Company, from Susan Cruise, Vida Elsyed, William Scruggs, Kenneth Scruggs, and John Scruggs, by Warranty Deed dated 03/12/2020 and recorded 04/23/2020 in Instrument No. 20200423-0042734, Register's Office of said County.
>
> The address of the herein described property is believed to be 2904 Lee Davis Road, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 2330, Page 56; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 30th day of November, 2020.

BRICKHOUSE PRODUCTIONS, LLC

BY: _____
HUNTER BRILEY, Authorized Agent

VAN WEBBER LLC

BY: _____
RICHARD VAN KLUYVE, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 30th day of November, 2020, before me, appeared Hunter Briley, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of BRICKHOUSE PRODUCTIONS, LLC, a Tennessee Limited Liability Company and that said instrument was signed on behalf of said BRICKHOUSE PRODUCTIONS, LLC, and said officer acknowledged said instrument to be the free act and deed of said BRICKHOUSE PRODUCTIONS, LLC.

WITNESS my hand and seal, this the 30th day of November, 2020.

_____
Notary Public

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 30th day of November, 2020, before me, appeared Richard Van Kluyve to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of VAN WEBBER LLC a Tennessee Limited Liability Company and that said instrument was signed on behalf of said VAN WEBBER LLC and said officer acknowledged said instrument to be the free act and deed of said VAN WEBBER LLC

WITNESS my hand and seal, this the 30th day of November, 2020.

_____
Notary Public

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

My commission expires: 11/16/22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

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