WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AF

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 20

JM-SB-TWG-20-813

Karen Johnson Davidson County
Batch# 567582 DEEDWARR
02/03/2021 02:37:12 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20210203-0015811

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bo Derek, LLC	**NEW OWNER**	
(NAME)	(NAME)	
400 River Rouge Court		**103-01-0-153.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **LARRY G. MAXWELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BO DEREK, 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, being Lot No. 2 on the Plan of Maxwell Properties of record in Plat Book 6250, Page 742, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a concrete monument 25' South of the centerline of Watts Lane, said corner being approximately 1025' East of the Easterly margin of Charlotte Pike; thence proceeding away from Watts Lane South 09 degrees 42 minutes 16 seconds West, 596.21'; thence South 79 degrees 59 minutes 05 seconds East, 160.12'; thence North 09 degrees 36 minutes 34 seconds East, 375.00' ; thence North 80 degrees 46 minutes 46 seconds West, 124.51'; thence North 10 degrees 59 minutes 17 seconds East, 223.64'; thence North 80 degrees 56 minutes 30 seconds West, 40.00' to the beginning, containing 1.57 acres.

Being the same property conveyed to Larry G. Maxwell by Quitclaim deed from Larry G. Maxwell and Miriam A. Richardson of record in Instrument No. 20140207-0011127 Register's Office for Davidson County, Tennessee, dated February 6, 2014 and recorded on February 7, 2014.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 6250, Page 742, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 1130, Page 59, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6618, Page 803, in the Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Book 6828, Page 775, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **813 Watts Lane, Nashville, Tennessee 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 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 1st DAY OF FEBRUARY, 2021.

Larry G. Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY G. MAXWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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