BOOK 10A

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~350,000~~ 00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2021.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 587522 **DEEDWARR**
03/09/2021 09:31:44 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210309-0030587

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRG, LLC	NEW OWNER	092-13-0-122
(NAME)	(NAME)	
909 18th "Avenue South, Ste A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa H. Taylor, Trustee,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No.1 of Block 14, Charlotte Park Co.'s Second Addition a plat of which is of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the southerly side of Park Avenue, formerly First Avenue, and extends back between parallel lines along the West side of 38th Avenue North, formerly "a" Street, 150 feet to an alley 20 feet in width.

Being the same property conveyed to An equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust by Deed dated May 12, 2020 from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased, in Instrument Number 202005280054835, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3801 Park Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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. successors 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, successors 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 8th day of March, 2021.

Lisa H. Taylor, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lisa H. Taylor, Trustee, 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 in her capacity as Trustee for the purposes therein contained.

WITNESS my hand and seal this 8th day of March, 2021.

Shannon Philbin

Commission Expires: [illegible]

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023