RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210453

Karen Johnson Davidson County
Batch# 618539 DEEDWARR
04/20/2021 09:20:29 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20210420-0052534

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of April, 2021.

NOTARY PUBLIC

My commission expires: 12-6-22

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNT MY COMMISSION EXPIRES 12-6-2022

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bars Hooper Holdings, LLC 4404 A Westlawn Dr. Nashville TN 37209	Same address as new owner	053-07-0-009.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Five Thousand and 00/100 Dollars ($245,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN WILSON AND WHITNEY WILSON, TRUSTEES OF THE BENJAMIN WILSON REVOCABLE LIVING TRUST, DATED APRIL 3, 2017**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BARS HOOPER HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called the Grantee(s), their 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 part of Lot No. 54 on the Revised Plan of Section "E", Plat of Village of Old Hickory, as shown on plan of record in Book 1424, page 132, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin Wilson, Trustee, and Whitney Wilson, Trustee of The Benjamin Wilson Revocable Living Trust, dated April 3, 2017, from Franz D. Larkin, and Nancy L. Crowley, and Jackie D. Shute by Warranty Deed dated November 16, 2020 and recorded November 18, 2020 in Instrument #20201118-0136002, said Register's Office.

Being the same property conveyed to Nancy L. Crowley, Jackie D. Shute, and Franz D. Larkin, from Virda Irene Larkin by Quitclaim Deed dated August 29, 1996 and recorded August 30, 1996 in Book 10173, page 347, said Register's Office.

Being the same property conveyed to Ernest V. Larkin and wife, Irene Larkin from Willie E. Smith by Deed dated June 26, 1950 and recorded July 3, 1950 in Book 1853, page 545, said Register's Office. Ernest V. Larkin having since died April 14, 1988.

BOX 10-A

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

The address of the herein described property is believed to be 1804 Overton Street, Old Hickory, TN 37138, 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 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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of April, 2021.

Benjamin C. Wilson, Trustee of Benjamin Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017

Whitney Wilson, Trustee of Benjamin Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Whitney Wilson and Benjamin Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, dated April 3, 2017 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Trustees of the aforementioned Trust, the within-named bargainor, and that as such Trustees they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of April, 2021.

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-6-2022

Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-6-22