Karen Johnson Davidson County
Batch# 622583 DEEDWARR
04/26/2021 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20210426-0055342

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2021.

Notary Public

My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:
Hershey's Top Wish Properties, LLC
704 Somerset Farms Ct.
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
141070B00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEN ROBERT TOMEO AND JAMES TOMEO, ONLY HEIRS AT LAW OF BEN TOMEO, DECEASED,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HERSHEY'S TOP WISH PROPERTIES, LLC**, a Tennesee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Somerset Farms, Section One, a planned unit development, as of record in Book 7900, page 357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ben Tomeo, an unmarried person by deed from Somerset Farms, a Tennessee joint venture, of record in Book 9011, page 665, Register's Office for Davidson County, Tennessee; the said Ben Tomeo having since died testate and Ben Robert Tomeo and James Tomeo being the only heirs at law of Ben Tomeo, deceased. See Affidavit of Heirship recorded at Instrument No. 20210415-0050660, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2021 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions of Somerset Farms, of record in Book 8556, page 11; amended in Book 9383, page 526; re-recorded i Book 9662, page 869; Book 10190, page 182; Book 10410, page 89 and Book 11433, page 936, Register's Office for Davidson County, Tennessee.

3. Matters shown on the plan of record in Book 7900, page 357, Register's Office for Davidson County, Tennessee.

4. Dedication of Incorporation of Somerset Farms Homeowners' Association, Inc., of record in Book 9101, page 667, and Instrument No. 20001218-0123912, Register's Office for Davidson County, Tennessee.

5. Charter of Incorporation of Somerset Farms Homeowners' Association, Inc., of record in Book 7382, page 225, amended in Book 7820, page 608; Book 8235, page 521 and Book 8584, page 20, Register's Office for Davidson County, Tennessee.

6. All matters appearing on the Boundary Plat of record in Book 7900, page 327, Register's Office for Davidson County, Tennessee.

7. Easement for running water and sewer line of record in Book 7349 page 564, Register's Office for Davidson County, Tennessee.

8. Easement for drainage of record in Book 3314, page 23, Register's Office for Davidson County, Tennessee.

9. Rights of others in and to the common area.

This is improved property known as: 7101 Somerset Farms Drive, Nashville, TN 37221.

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, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of April, 2021.

Ben Robert Tomeo
BEN ROBERT TOMEO

By: Alice M. Bole, attorney-in-fact
ALICE M. BOHANNON, ATTORNEY-IN-FACT

James Tomeo
JAMES TOMEO

By: Alice M. Bole, attorney-in-fact
ALICE M. BOHANNON, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, ALICE M. BOHANNON, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of BEN ROBERT TOMEO, and who acknowledged that she executed the same as the free act and deed of the said BEN ROBERT TOMEO.

Witness my hand and official seal this 23rd day of April, 2021.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, ALICE M. BOHANNON, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of JAMES TOMEO, and who acknowledged that she executed the same as the free act and deed of the said JAMES TOMEO.

Witness my hand and official seal this 23rd day of April, 2021.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires:

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

