WARRANTY DEED

Karen Johnson Davidson County
Batch# 624724 DEEDWARR
04/28/2021 02:56:17 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20210428-0056942

J-SB-CC-21-1509

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-3-22

(AFFIX SEAL)

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)
Cream City Development LLC	**New Owner**	
(NAME) **1071 2nd Avenue South**	(NAME)	**117 12 0 098**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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, **JOHN BRASWELL, TRUSTEE AND LEIGH ANN BRASWELL, TRUSTEE OF THE JOHN AND LEIGH ANN BRASWELL TRUST DATED DECEMBER 20, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CREAM CITY DEVELOPMENT 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. 5 of Block "B" on the Map of C airmont Subdivision, of record in Book 974, Page 8, Register's Office for said County.

Said Lot No. 5 fronts 75 feet on the southerly side of Woodmont Avenue or Boulevard and runs back between lines, 202 feet on the easterly line and 200 feet on the westerly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to John Braswell, Trustee, and Leigh Ann Braswell, Trustee, of The John and Leigh Ann Brawell Trust, Dated December 20, 2019 by Quitclaim Deed from Pigskin Properties, LLC, Series P only, of record in Instrument Number 20210422-0054224, in the Register's Office of Davidson County, Tennessee, dated April 16, 2021 and recorded on April 22, 2021.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clairmont Subdivision, as recorded in Plat Book 974, Page(s) 8.
- Covenants, Conditions and Restrictions as set forth in Quitclaim Deed recorded in Book 833, Page 127.
- Covenants, Conditions and Restrictions as set forth in Modification of Stipulations recorded in Book 1001, Page 308.
- Covenants, Conditions and Restrictions as set forth in Change of Restrictions recorded in Book 1003, Page 511.
- Covenants, Conditions and Restrictions as set forth in Change of Restrictions recorded in Book 1023, Page 407.
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Instrument Number 20040106-0002042.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1509 Woodmont Blvd, Nashville, Tennessee 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 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 26th DAY OF APRIL, 2021.

The John and Leigh Ann Braswell Trust dated December 20, 2019

BY: _____
John Brasswell
Trustee

BY: _____
Leigh Ann Braswell
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN BRASSWELL, TRUSTEE of THE JOHN AND LEIGH ANN BRASWELL TRUST DATED DECEMBER 20, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26 of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIGH ANN BRASWELL, TRUSTEE of THE JOHN AND LEIGH ANN BRASWELL TRUST DATED DECEMBER 20, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26 of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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