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	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $978,000.00. Affiant Subscribed and sworn to before me, this the 9th day of June, 2021. Notary Public My commission expires: 9/8/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BGC PROPERTIES, LLC P.O. Box 150645 Nashville, TN 37215	New Owner P.O. Box 150645 Nashville TN 37215	130-11-0-082.00

Karen Johnson Davidson County
Batch# 654364 **DEEDWARR**
06/10/2021 01:44:04 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20210610-0078431

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES C. PROPHET AND WIFE, EMILY HAGAN PROPHET

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BGC PROPERITES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Lot No. 6, Block "P" on the Plan of Tyne Meade, Section IV, of record in Plat Book 1424, Page 25, Registers Office for said County, more particularly described as follows:

Said Part of Lot No. 6 fronts 140.35 feet on the westerly side of Beacon Drive and extends back 603.1 feet on the southerly lot line and 600 feet, more or less, on the northerly line, to a rear lot line measuring 72.27 feet thereon.

Being the same property conveyed to EMILY HAGAN AND JIMMY PROPHET, TENANTS IN COMMON, by deed from N. CAROLYN FOREHAND, MARRIED, of record in Book 8893, page 136, dated March 12, 1993, said Register's Office. Then being further conveyed to JAMES C. PROPHET AND WIFE, EMILY HAGAN PROPHET, by Quitclaim Deed from EMILY HAGAN AND JIMMY PROPHET AND GREGORY S. PERRONE, of record as Instrument No. 20080401-0032616, dated March 25, 2008, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4518 Beacon Drive, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 9th day of June, 2021

JAMES C. PROPHET

EMILY HAGAN PROPHET

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAMES C. PROPHET AND WIFE, EMILY HAGAN PROPHET,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who
acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: July 5, 2021

