BOX 10-A

(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 671053 DEEDWARR
07/06/2021 10:23:26 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20210706-0090562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $225,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF July, 2021.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 1, 2022

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bars Hooper Holdings, LLC	**SAME**	
(NAME)	(NAME)	
101 Claudia Drive		044-13-0-060.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **JAMES E. CLARY, III, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARS HOOPER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, being part of Lot No. 33 on the Plan of the Knoll Subdivision, of record in Plat Book 2330, Page 94, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Beginning at a point in the southwest margin of Robinson Road; thence southwesterly between Lot Nos. 33 and 34, 179.8 feet, more or less, to a point; thence northwesterly between Lot Nos. 32 and 33,85.2 feet to a point in the southerly margin of Claudia Drive; thence northeasterly 161 feet, more or less, to the beginning of a curve; thence around said curve 55 feet, more or less, to a point on the southwesterly margin of Robinson Road; thence along said margin 67 feet, more or less, to the point of beginning.

Being a portion of the same property conveyed to James E. Clary, III, an unmarried man by Special Warranty deed from Federal National Mortgage Association (Fannie Mae) of record in Instrument No. 20090908-0084224 Register's Office for Davidson County, Tennessee, dated August 17, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 101 Claudia Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 2nd day of July, 2021

JAMES E. CLARY, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Clary, III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of July, 2021.

Commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May, 2 2022

Notary Public