BOX 10-A (1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 680863 **DEEDWARR**
07/21/2021 02:19:09 PM 2 pgs
Fees: $13.00 Taxes: $5,235.50

20210721-0097988

R-SB-VRES-21-3427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/31/21
(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

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)
BRG, LLC	**NEW OWNER**	
(NAME)	(NAME)	**117-05-0-162.00**
909 18TH AVE. S.	**NEW OWNER**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **ROBERT P. ALEXANDER, SR. AND NATHANIEL HARRIS, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRG, LLC,** 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 "A" on the Plan of the Resubdivision of Lots 1 and 2, Block 8, Woodmont Estates, of record in Plat Book 3842, Page 114, in the Register's Office for said County.

Said Lot "A" which is a corner lot, fronts 166.15 feet on the southerly margin of Woodmont Boulevard and fronts 222.56 feet on the westerly margin of Valley Brook Road, said frontages being joined by an inverted curve having a length of 49.09 feet, and extends back 203.12 feet on the westerly line, which is a broken line, and 221.85 feet on the southerly line to a point of intersection.

Being the same property conveyed to Robert P. Alexander, Sr and Nathaniel P. Harris, Jr., by Warranty deed from Martha B. Short of record in Book 11705, page 202, Register's Office for Davidson County, Tennessee, dated September 17, 1999 and recorded on October 15, 1999.

Being a portion of the same property conveyed to Robert P. Alexander by Quitclaim deed from Jude T. Alexander of record in Instrument No. 20050520-0057090 Register's Office for Davidson County, Tennessee, dated May 10, 2005 and recorded on May 20, 2005.

The herein described property is not now nor ever has been the principal place of residence of the grantors. Robert P. Alexander and Robert P. Alexander, Sr. being one in the same.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 3842, Page 114, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1049, Page 28, as amended in Book 1809, Page 149, in the Register's Office for Davidson County, Tennessee.
- Charter of Woodmont Estates Neighborhood Association of record in Book 8081, Page 687, in the Register's Office for Davidson County, Tennessee.
- Reciprocal Easement of record in Book 11721, Page 294, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3427 Valley Brook Road, 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.

RETURN TO:

Witness my/our hand(s) this the 19 DAY OF JULY, 2021.

Robert P. Alexander, Sr.

Nathaniel P. Harris, Jr.

Nathaniel Harris, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT P. ALEXANDER, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHANIEL HARRIS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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