This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$240,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215418	Affiant Sworn to and subscribed before me this 4th day of August, 2021. Notary Public My Commission Expires:
After Recording Return To The Above.	

BOX 10-A

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2025

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

WARRANTY DEED

THIS INDENTURE, made this 4th day of August, 2021, among:

THE RESTORATION TEAM LLC, A TENNESSEE LIMITED LIABILITY COMPANY

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Herwigs Holdings, LLC, a Tennessee Limited Liability Company

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

Karen Johnson Davidson County
Batch# 691213 **DEEDWARR**
08/05/2021 09:44:19 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20210805-0105218

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises"

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 117, Section "D" on the Plan of E. I. DuPont De Nemours Company's Subdivision, known as Village of Old Hickory of record in Plat Book 1424, page 65, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to The Restoration Team, LLC a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC dated November 30, 2020 and filed of record in Instrument No. 20201211-0145934, Register's Office for Davidson County, Tennessee.

Being also known as 900 Bryan St., Old Hickory, TN 37138

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

The Restoration Team LLC

BY: _____
Lauren M. Jenkins, Member

_____
Lillian G. Corrazza, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lauren M. Jenkins and Lillian G. Corrazza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Members of The Restoration Team, LLC and as such Members, they are authorized to execute this instrument on its behalf.

Witness my hand and official seal this 4th day of August, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 4/27/2025

Owner Name & Address:

Name: Herwigs Holdings, LLC
Address: 4404A Westlawn Drive
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Herwigs Holdings, LLC
Address: 4404A Westlawn Drive
City, State, Zip: Nashville, TN 37209

Tax ID: 044-15-0-067.00