WARRANTY DEED

Karen Johnson Davidson County
Batch# 700265 **DEEDWARR**
08/18/2021 10:45:58 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20210818-0111666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC TENNESSEE SUMNER COUNTY My Commission Expires JUNE 23, 2025

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
BRG, LLC (NAME)	New Owner (NAME)	
909 18th Avenue South, Suite A (ADDRESS)	(ADDRESS)	092 13 0 313.00
Nashville, TN 37212 (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, WE, **CLEAR CREEK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR 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, Tennessee, being Lot No. 86, on the Map of Shields New West Nashville Plan, as of record in Book 57, Page 77, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Clear Creek Holdings, LLC, by Warranty Deed from Hollie G. Owings, a married woman, of record in Instrument No. 20210712-0093105, in the Register's Office of Davidson County, Tennessee, dated July 8, 2021 and recorded on July 12, 2021.

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 303 37th Avenue North, Nashville, TN 37209
(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.

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

BOX 10-A

Witness my hand this 13th day of August, 2021

CLEAR CREEK HOLDINGS, LLC

BY:_____

D. DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared D. Dylan Potter, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of Clear Creek Holdings, LLC, the within named bargainor, a limited liability company, and that he as Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 17th day of August, 2021.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires 04-23-2025

Notary Public