BOX 10-A

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

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 709688 DEEDWARRSP
09/03/2021 09:36:17 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00

20210903-0118706

This Instrument Prepared By:
D. Dylan Potter
Hardeman & Montgomery
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215

Address New Owner	Send Tax Bills To:	Map/Parcel
Bars Hooper Holdings, LLC 4404A Westlawn Drive Nashville, TN 37209	Same	092-12-0-128.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 13 day of September, 2021.

ROBYNNE NAPIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 05.03.24

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RITZEN BROTHERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**,. ("Grantor"), has bargained and sold and by these presents does hereby transfer and convey unto **BARS HOOPER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), a certain tract or parcel of land located in Davidson County, Tennessee, which is described as follows:

Beginning at an iron pin set at the intersection of the Southern right-of-way line of Patterson Street (having a 50 foot wide right-of-way) with the Eastern right-of-way line of 17th Avenue North (having a 50 foot wide right-of-way), said point being the Northwestern corner of the herein described property; thence with the Southern right-of-way of Patterson Street North 31 degrees 55 minutes 54 seconds East a distance of 50.00 feet to an iron pin set, said point being the Northwest corner of the land belonging to James R. Hillin & wife shown on Tax Map 92-12, as Parcel 127.00, of record in Deed Book 5809, Page 182, Register's Office of Davidson County, Tennessee, and the Northeast corner of the herein described property; thence with Hillin's Western line South 58 degrees 03 minutes 29 seconds East a distance of 170.00 feet to an iron pin set in the Northern right-of-way line of Alley #377 (having a 15 foot wide right-of-way), said point being the Southwest corner of Hillin and the Southeast corner of the herein described tract; thence with the Northern right-of-way of Alley #377 South 31 degrees 55 minutes 54 seconds West a distance of 50.00 feet to an iron pin set in the Eastern right-of-way of 17th Avenue North, said point being the Southwest corner of the herein described property;

thence with the Eastern right-of-way of 17th Avenue North, North 58 degrees 03 minutes 29 seconds West a distance of 170.00 feet to the point of beginning containing 8,500 square feet or 0.195 acres, more or less, according to a survey by Adams and Company Surveyors, Edward L. Adams, Registered Land Surveyor, Tennessee License No. 1139, 783 Old Hickory Boulevard, Suite 102 East, Brentwood, Tennessee 37027, dated June 29, 2006, last revised July 20, 2006, bearing File No. 200671ALTA.DGN.

Also being Lot 311 of Boyd Home Tract, as of record in Book 21, Page 39, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ritzen Brothers, LLC, a Tennessee limited liability company, by Warranty Deed from John L. Hughes and wife, Margaret B. Hughes, of record in Instrument No. 20060929-0120789, in the Register's Office of Davidson County, Tennessee, dated September 22, 2006, and recorded on September 29, 2006.

The subject property is conveyed to Grantee subject to the matters described on Exhibit A attached hereto and incorporated herein.

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, its successors and assigns forever; and does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, it has a good right to convey and the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons claiming by, and through or under the grantor herein, but no further otherwise. 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.

Grantor further covenants and binds itself, successors, assigns, and representatives to warrant specially and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise. The warranties passing to the said Grantee are limited to those matters arising from acts of the Grantor, his agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.

Witness the hand of Grantor on this 1st day of September, 2021.

RITZEN BROTHERS, LLC

BY: _____

C. JASON RITZEN, MANAGER

ROBYNNE NAPIER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared C. Jason Ritzen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to the Manager of Ritzen Brothers, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 1st day of September, 2021.

Commission expires:

05.03.24

_____
Notary Public

EXHIBIT A

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessment required to be paid in the year 2021 and subsequent years.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN BOYD HOME PLACE, as recorded in Plat Book 21, Page(s) 39.

3. Billboard situated at North end of subject property.

4. All other matters of record.