WARRANTY DEED

Karen Johnson Davidson County
Batch# 709933 DEEDWARR
09/03/2021 02:03:52 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20210903-0119009

W-BMR-21-2707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Bradley D. Forrester	**Pinnacle Bank**	
(NAME)	(NAME)	**092-10-0-259.00**
2707 Delaware Avenue	**PO Box 702726**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Dallas, TX 75370**	
(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, **SUPERIOR CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY D. FORRESTER, AN UNMARRIED MAN,** 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:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 3 and 4 on M.S. Pilcher's Resubdivision of Block "D" of M.B. and M.S. Pilcher's Resubdivision of Part of the Barrow Land of record in Plat Book 57, Page 151 and being more particularly described as follows:
Beginning at an existing iron rod on the Southerly right-of-way line of Delaware Avenue, 50 feet in width, at a corner common with the property conveyed to Jose M. Orellana of record in Instrument Number 20060131-0012055 at the Register' s Office for Davidson County, Tennessee;
Thence with the Southerly right of way line of Delaware Avenue, South 82 degrees 51 minutes 24 seconds East, 34.00 feet to an existing iron rod at a corner common with the property conveyed to Booker T. Anderson of record in Book 9270, Page 428;
Thence leaving the Southerly right of way line of Delaware Avenue with the Westerly property line of Booker T. Anderson, South 05 degrees 46 minutes 35 seconds West, 150.58 feet to an existing iron rod on the Northerly right of way line of Alley Number 945, 16 feet in width;
Thence with the Northerly right of way line of Alley Number 945, North 82 degrees 50 minutes 19 seconds West, 34.00 feet to an existing iron rod at a corner common with said property of Jose M. Orellana;
Thence with the Easterly property line of said Orellana, North 05 degrees 46 minutes 35 seconds East, 150.57 feet to the point of beginning; containing 5, 118 square feet or 0.118 acres, more or less.

Being the same property conveyed to Superior Capital LLC, a Tennessee Limited Liability Company by Warranty deed from Charles T. Wehby and Sally J. Wehby, Trustees of the Charles and Sally Wehby Living Trust, established by the Revocable Trust Agreement of Charles T. Wehby and Sally J. Wehby, dated December 17, 2014 of record in Instrument No. 20200824-0095655 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 24, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 151, 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: **2707 Delaware Avenue, Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2021.

Superior Capital, LLC

BY: _____

Brett Hesselrode
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRETT HESSELRODE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of SUPERIOR CAPITAL, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of August, 2021.

_____
Notary Public
My Commission Expires: 7-725
(SEAL)

JAMES CLIFFORD HELMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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