Karen Johnson Davidson County
Batch# 710195 DEEDWARR
09/03/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210903-0119048

3

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9942-242

ADDRESS NEW OWNER:
BMB Properties
944 Main Street
Nashville, TN 37206

SEND TAX BILL TO:
New Owner

Parcel ID:
083-16-0-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Warfield, an unmarried man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **BMB Properties, a Tennessee general partnership**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 242, as shown on the map entitled Section Three, Addition One, Fortland Park, of record in Book 3106, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to William Warfield, unmarried, by deed from Charline Leach, unmarried, of record as Instrument No. 20081114-0112648, Register's Office for Davidson County, Tennessee.

This is improved property known as 2655 Barclay Drive, Nashville, TN 37206. Possession is to be given on September 1, 2021.

THIS CONVEYANCE is made subject to: (a) 2021 real estate taxes and assessments, which have been prorated and assumed by GRANTEE; and (b) all matters shown on the Plan of record in Book 3106, page 88, Register's Office for Davidson County, Tennessee.

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,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 1st day of September, 2021.

William Warfield

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Warfield, an unmarried man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **$430,000.00**.

AFFIANT

Subscribed and sworn to before me on this 1st day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/2021

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

True Copy Certification

I, William T. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 1, 2021.

Affiant Signature

Date: 9/1/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of September, 2021.

Notary's Signature

My Commission Expires: 9/7/2024

Notary's Seal:

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

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