Karen Johnson Davidson County
Batch# 715080 DEEDWARR
09/13/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210913-0122618

WARRANTY DEED

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 9th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/19/2025

(AFFIX SEAL)

SHARON F MULLER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 8/19/2025

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
Checkerboard Properties	Same	
(NAME) 944 Main Street	(NAME)	104-01-0-137.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **BRADLEY J. BARS, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHECKERBOARD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following tract or parcel of land in Davidson County, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Map of a Subdivision of the Northwest Part of the West End Land Company Property, of record in Book 421, page 152, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of 37th Avenue North at its intersection with the southerly margin of Normandy Place South; thence along the southerly margin of Normandy Place South, S 80 degrees 26' E 150 feet to an iron pin; thence S 14 degrees 19' W 72.9 feet to an iron pin; thence N 77 degrees 40' W 150 feet to an iron pin in the easterly margin of 37th Avenue North N 14 degrees 15' E 66 feet to the point of beginning.

Being the same property conveyed to Louie M. Lovett and wife, Jean Lepley Lovett, by deed from H. W. Lepley and wife, Evelyn Lepley, of record in Book 3223, page 71, Register's Office for Davidson County, Tennessee. Said property being divested from Louis Marion Lovett, also known as Louie M. Lovett, and vested solely in Audrey Jean Lepley Lovett, also known as Jean Lepley Lovett, in Book 4933, page 566, Register's Office for Davidson County, Tennessee. The said Audrey Jean Lepley Lovett, also known as Jean Lepley Lovett, also known as Jean L. Humphrey, also known as Audrey Jean Humphrey, married McRae Humphrey in 1963 and died intestate on or about February 22, 1998, leaving her husband, McRae Humphrey, and son, Richard Wayne Lovett, as her sole heirs-at-law, as evidenced by Affidavit of Heirship of record as Instrument No. ___20210913012261 7_____, Register's Office for Davidson County, Tennessee.

The subject property having been further conveyed to McRae Humphrey by Quitclaim Deed from Richard Wayne Lovett and wife, Deborah Lovett, of record as Instrument No. 20030318-0035611, Register's Office for Davidson County, Tennessee. McRae Humphrey died testate on or about January 4, 2012. Pursuant to the Last Will and Testament of McRae Humphrey filed in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 13P1126, of record as Instrument No. 20210319-0036477, Register's Office for Davidson County, Tennessee, said property was devised to Hollis Freeman as to a life estate. Hollis Freeman since died on January 27, 2021, extinguishing the life estate and vesting fee simple title to the property solely in Julie Yeager by the terms of the Last Will and Testament of McRae Humphrey. Pursuant to Warranty Deed of record as Instrument No. 20210831-0117280, Register's Office for Davidson County, Tennessee, the said Julie Yeager conveyed the property to Bradley J. Bars, married.

This conveyance is made subject to: (a) 2021 real estate taxes and assessments, which have been prorated and assumed by the Grantees; and (b) all matters shown on the Plan of record in Book 421, page 152, Register's Office for Davidson County, Tennessee.

The subject property is commercial property and is not and has never been the primary residence of the Grantors and their spouses.

unimproved
This is improved x property, known as 200 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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand this 9th day of September, 2021

BRADLEY J. BARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley J. Bars, 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 this 9th day of September, 2021

D. BRIAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2022

Commission expires:

Notary Public

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 9, 2021.

Affiant Signature

Date: September 9, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of September, 2021.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

