WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS,$300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

J-WP-21-585

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 724177 **DEEDWARR**
09/27/2021 11:17:55 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210927-0129353

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
TBKID, LLC	**New Owner**	
(NAME)	(NAME)	**147-14-0-152.00**
1955 Greenfield Drive		
(ADDRESS)	(ADDRESS)	
Reno, NV 89509		
(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, **ANDREW GOWER AND ANN GILLESPIE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TBKID, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 416 on the Plan of Candlestick Farms Subdivision, Section 4, of record in Book 3600, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 92 feet on the Westerly side of Hill Creek Drive and extends back 148.7 feet on the Northerly line and 149.6 feet on the Southerly line to a deed line in the rear measuring 76.7 feet thereon.

Being the same property conveyed to Andrew Gower and Ann Gillespie, married by Warranty deed from Samuel Louis Sanders and wife, Barbara Ann Sanders of record in Instrument No. 20021014-0125663 Register's Office for Davidson County, Tennessee, dated September 30, 2002 and recorded on October 14, 2002.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3811, Page 978, and Book 3822, Page 71, in the Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Samuel L. Sanders and wife, Barbara A. Sanders, trustor, to R. Grattan Brown, Jr. and Charles A. Neale, trustee, for the benefit of National Bank of Commerce, beneficiary, to secure a note in the original amount of $ 22,000.00 secured thereby, dated April 16, 2002, and recorded on May 08, 2002, of record as Instrument Number 20020508-0056438, 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: **585 Hill Creek Dr, Nashville, Tennessee 37211**.

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 22nd DAY OF SEPTEMBER, 2021.

Andrew Gower

Ann Gillespie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW GOWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN GILLESPIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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