BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 742087 **DEEDWARR**
10/25/2021 08:21:14 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20211025-0142590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 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
Start, LLC	New Owner	
(NAME)	(NAME)	
1622 Vineland Dr.		060 13 0 030.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **BONNIE L. FOSTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **START, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 410 Haynie Ave., Nashville, TN 37207
(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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

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

Witness my hand this 21st day of October, 2021

Bonnie Foster

BONNIE L. FOSTER

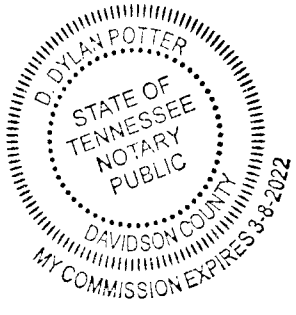
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 21st day of October, 2021.

Commission expires:



Notary Public

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of J. B. Haynie's Dudley Belle Plan, as of record in Book 57, page 167, Register's Office for said County.

Said Lot No. 41 fronts 50 feet on the Southerly side of Haynie Avenue, and extends back between parallel lines, 15 feet to an alley.

Being the same property conveyed to Nellie White, a life estate for and during her natural life with a remainder interest vesting in Bonnie L. Foster, by Quit Claim Deed from J.A. Carney, Trustee, of record in Book 6661, Page 491, in the Register's Office of Davidson County, Tennessee, dated September 20, 1985 and recorded on September 20, 1985. Nellie White died on November 02, 1994.

Being the same property conveyed to Nellie White, by Installment Deed from Henry J. Ellis and wife, Opal Ellis, of record in Book 3183, Page 9, in the Register's Office of Davidson County, Tennessee, and recorded on February 24, 1961.

Being the same property conveyed to Henry J. Ellis and wife, Helon Maurine Ellis, by Installment Deed from W.L. Crowder and wife, Vola Lee Crowder, of record in Book 2280, Page 142, in the Register's Office of Davidson County, Tennessee, recorded on June 01, 1954; and of record at Docket No. 72253 in the Chancery Court at Nashville, Tennessee wherein Helon Maurine Ellis is divested of her interest in said property and same vested in Henry J. Ellis.

Tract II:

Being Lot No. 42 in J. B. Haynie's Dudley Belle Plan, of record in Book 57, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts fifty feet on the Southerly side of Haynie Avenue and extends back 150 feet, more or less, to an alley.

Being the same property conveyed to Nellie White, a life estate for and during her natural life with a remainder interest vesting in Bonnie L. Foster, by Quit Claim Deed from J.A. Carney, Trustee, of record in Book 6661, Page 491, in the Register's Office of Davidson County, Tennessee, dated September 20, 1985 and recorded on September 20, 1985. Being the same property conveyed to Nellie White, a life estate for and during her natural life with a remainder interest vesting in Bonnie L. Foster, by Quit Claim Deed from J.A. Carney, Trustee, of record in Book 6661, Page 491, in the Register's Office of Davidson County, Tennessee, dated September 20, 1985 and recorded on September 20, 1985. Nellie White died on November 02, 1994.

Being the same property conveyed to Nellie White, unmarried, by Installment Deed from Earl Hawkins, unmarried, of record in Book 5456, Page 254, in the Register's Office of Davidson County, Tennessee, dated June 27, 1979 and recorded on June 27, 1979. Final Decree Confirming Sale recorded in Book 4953, Page 316 acquired by Earl Hawkins in the case of State of Tennessee v. Henry J. Ellis, et ux. No. A3479.

Being the same property conveyed to Henry J. Ellis and wife, Helon Maurine Ellis, by Installment Deed from W.L. Crowder and wife, Vola Lee Crowder, of record in Book 2280, Page 142, in the Register's Office of Davidson County, Tennessee, recorded on June 01, 1954; and of record at Docket No. 72253 in the Chancery Court at Nashville, Tennessee wherein Helon Maurine Ellis is divested of her interest in said property and same vested in Henry J. Ellis.