WARRANTY DEED

Karen Johnson Davidson County
Batch# 746491 **DEEDWARR**
10/29/2021 10:25:28 AM 3 pgs
Fees: $18.00 Taxes: $17,575.00

20211029-0145444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF 20___.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAWN MICHELLE OSBORNE WITHERSPOON
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 04-23-2025

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
Patterson Street Partners, LLC	New Owner	
(NAME)	(NAME)	
6001 Hwy A1A		092 12 0 125.00
PMB 8359		092 12 0 126.00
		092 12 0 127.00
(ADDRESS)	(ADDRESS)	
Vero Beach, FL 32963		
(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, **BEAU, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATTERSON STREET PARTNERS, LLC, A DELAWARE 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 1639,1641,1643 Patterson St, Nashville, TN 37203
(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.

Witness my hand this 28th day of October, 2021

BEAU, LLC

BY: _____

DYLAN POTTER, ~~AUTHORIZED AGENT~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Dylan Potter with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of Beau, LLC, the within named bargainor, a limited liability company, and that he as Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 28 day of October, 2021.

Commission expires: 4/27/2025

_____

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Tract 1: 1639 Patterson Street, Nashville, TN 37203 – Parcel ID 09212012500

Being Lot No. 308 on the Map of John Boyd Home Place, of record in Book 21, Page 39, Register's Office for said County.

Said Lot No. 308 fronts 50 feet on the Southerly side of Patterson Street and Runs back between parallel lines 170 feet to an alley.

Tract 2: 1641 Patterson Street, Nashville, TN 37203 – Parcel ID 09212012600

Being Lot No. 309 and 310 on the Plan of John Boyd Home Place, of record in Book 21, Page 39, Register's Office for said County.

Said Lots Nos. 309 and 310 adjoins and front together 100 feet on the Southerly margin of Patterson Street and extends back between parallel lines, 170 feet, more or less, to an alley.

Tract 3: 1643 Patterson Street, Nashville, TN 37203 – Parcel ID 09212012700

Being Lot No. 310 on the Plan of John Boyd Home Place, of record in Book 21, Page 39, Register's Office for said County.

Said Lots Nos. 309 and 310 adjoins and front together 100 feet on the Southerly margin of Patterson Street and extends back between parallel lines, 170 feet, more or less, to an alley.

All tracts being the same property conveyed to Beau, LLC, a Tennessee limited liability company by Warranty Deed from Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust, and an equal, undivided tenant-in common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, of record in Instrument No. 20211029-0145440 in the Register's Office for Davidson County, Tennessee.