(1)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $610,000.00.

Affiant

Subscribed and sworn before me this the 28th day of October, 2021.

Notary Public
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BOX 10-A

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bars Hooper Holdings, LLC 4404 A Westlawn Drive Nashville, TN 37209	Bars Hooper Holdings, LLC 4404 A Westlawn Drive Nashville, TN 37209	104-10-0 250.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL TROY LANNOM AND WIFE, KELLI C. LANNOM, TENANTS BY THE ENTIRETY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BARS HOOPER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Bosley-Whitworth Farm, of record in Plat Book 5190, page 295, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Troy Lannom and wife, Kelli C. Lannom, tenants by the entirety, by deed dated 12/03/2007, from Raymond E. Lannom and wife, Deborah A. Lannom and Michael Troy Lannom, of record in Instrument No. 20071210-0142483, Register's Office for said County.

Also being the same property conveyed to Raymond E. Lannom and Deborah A. Lannom, husband and wife, and Michael Troy Lannom, by deed dated 03/18/2005, from Jason O. Jetton of record in Instrument No. 20050322-0031040, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3505 Marlborough Ave, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 746497 **DEEDWARR**
10/29/2021 10:29:36 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20211029-0145452

Witness my hand this the 28th day of October, 2021.

Michael Troy Lannom

Kelli C. Lannom

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Troy Lannom and Kelli C. Lannom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022