Karen Johnson Davidson County
Batch# 752866 DEEDWARR
11/10/2021 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20211110-0150166

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34963-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
BKR Holdings, LLC c/o Charles Hawkins Co. Attn: Bo Rainey 760 Melrose Avenue Nashville, TN 37211	New Owner	071-03-0-169.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William B. Gambill, Jr.** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **BKR Holdings, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Plum Street Property, of record in Instrument No. 20060425-0047024, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to William B. Gambill, Jr. by Deed dated April 16, 2008 from Plum Street Investors, a Tennessee joint venture, of record in Instrument No. 20080417-0038747, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 2500 Hart Street, Nashville, TN 37207.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 4th day of November, 2021.

William B. Gambill, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William B. Gambill, Jr., the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 4th day of November, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this
4th day of November, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 071-03-0-169.00. Current year taxes have been prorated between the parties and paid at closing.

3. All matters as shown on the Plan of record in Instrument No. 20060425-0047024, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4822, page 779, Register's Office for Davidson County, Tennessee.

5. Street Dedication Deed, of record in Book 3707, page 33, Register's Office for Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081107-0110789, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20081107-0110811, Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20161107-0117432, Register's Office for Davidson County, Tennessee.

I, Andrew Wood, do hereby make oath that I am a licensed attorney and 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 November 4, 2021.

Andrew Wood, Esq.
Date: November 4, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this November 4, 2021.

Notary Public
My commission expires: July 3, 2023

