WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF November, 20 21.

Notary Public
COMMISSION EXPIRES: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 757387 DEEDWARR
11/18/2021 09:04:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20211118-0153497

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Baroona LLC	Owner	083-02-0-129
(NAME)	(NAME)	
175 Snug Harbor Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, I, **Johnny Drake as Personal Representative of the Estate of Daniel Homer Griffin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Baroona LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 27th Ward of the City of Nashville, in Davidson County, Tennessee, being Lot No. 61 on the Plan showing Subdivision of Lots Nos. 8, 9, 10 and part of Lot 7, Block "A", Lots Nos. 13 and 14 in Block "B", and all of Block "C", in the Subdivision of the Weakley Home Place, as of record in Book 547, page 12, Register's Office for said County.

Said Lot No. 61 fronts 50 feet on the Westerly side of North 16th Street, formerly Porter Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Daniel Griffin, an unmarried person by Deed dated September 8, 2010 from Daniel Griffin, as Executor of the Estate of Evelyn D. Griffin, and Daniel Griffin and Gayle McGregor as the heirs-at-law of Evelyn D. Griffin, recorded September 14, 2010, in Instrument Number 20100914-0072925, in the Official Records of Davidson County, Tennessee. Daniel Griffin died intestate on June 30, 2021. An estate administration proceeding was opened in the Seventh Circuit Court for Davidson County, Tennessee – Probate Division in Docket No. 21P534 and Johnny Drake was appointed Personal Representative for the estate. By Order entered on November 5, 2021 said property being conveyed herein was ordered to be placed in the exclusive possession of the Personal Representative and sold and the Personal Representative, being authorized so to do, conveys said property described above in furtherance of the Court's order.

Daniel Griffin and Daniel Homer Griffin are one and the same person.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1006 North 16th Street (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37206 (Postal Zip)

File No.: 5075-21
Warranty Deed Individual LES rev. 09-2018

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 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, successors 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 our hands this 12 day of November, 2021.

Johnny Drake, Personal Representative of the Estate of Daniel Homer Griffin
Personal Representative

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Johnny Drake, Personal Representative of the Estate of Daniel Homer Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 12 day of November, 2021.

S. Nixon Pressley
Commission Expires: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or 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 this the 12th day of November, 2021.

11/12/21
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 12th day of November, 2021.

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023