BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 763288 DEEDWARR
11/30/2021 11:04:46 AM 2 pgs
Fees: $13.00 Taxes: $1,696.45

20211130-0157867

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,499.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Gallen	Same	
(NAME)	(NAME)	
1208 Watts Ln		103 01 0T 009.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL GALLEN**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 9 of 807 Watts Lane, a Townhouse Planned Unit Development with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 807 Watts Lane, a Townhouse Planned Unit Development of record in Instrument Number 20200722-0080285, as Amended in Instrument No. 20200819-0093711, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Martin R. Bauer and wife, Margaret E. Bauer, by Warranty deed from Thomas A. Johnson and wife, Renee N. Latendresse, of record in Instrument No. 20090806-0073690, in the register's Office of Davidson County, Tennessee, dated July 31, 2009 and recorded on August 06, 2009.

Being part of the same property conveyed to BRG, LLC, a Tennessee Limited Liability Company, by Warranty deed from Martin R. Bauer and Wife, Margaret E. Bauer, of record in Instrument No. 20190724-0072636, in the register's Office of Davidson County, Tennessee, dated July 15, 2019 and recorded on July 24, 2019.

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 1208 Watts Ln, Nashville, TN 37209
(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 15th day of November, 20 21

BRG, LLC

BY: _____

BILLY JENKINS, SOLE MEMBER

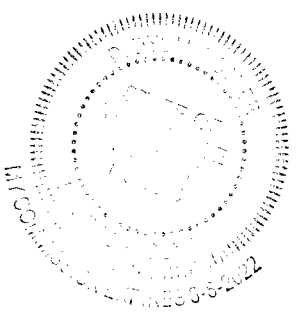
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Billy Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of BRG, LLC, and that he as such Sole Member of BRG, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole Member of BRG, LLC.

Witness my hand and official seal this 15th day of November, 20 21.

Commission expires:



_____

Notary Public