WARRANTY DEED

Karen Johnson Davidson County
Batch# 769715 DEEDWARR
12/08/2021 09:41:11 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20211208-0162646

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 1-3-23

(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BBB, LLC	BBB, LLC	12910003600
(NAME)	(NAME)	
3300 LEALAND AVENUE	3300 LEALAND AVENUE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eldon R. Spraker III, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BBB, LLC,** 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:

6600 Ellesmere Road
Map and Parcel: 12910003500

BEING Lot No. 58 on the Plan of West Meade Park, Inc., Section 3, as shown by plat of record in Plat Book 3300, Page 23, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eldon R. Spraker III, unmarried by deed from The Estate of Ruth M. Spraker, Eldon R. Spraker, III, unmarried, and Cindy Spraker Loftin and husband, Roy B. Loftion, dated 1-5-99 of record in Record Book 11296, Page 159, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 6600 Ellesmere Road, Nashville, TN 37205
(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 hands this 6th day of December, 2021.

Eldon R. Spraker III

State of Tennessee
County of Davidson

Personally appeared before me Eldon R. Spraker III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of December, 2021.

Notary Public Judy Reed
My Commission Expires: 11-22-25

File No.: 2553

