WARRANTY DEED

Karen Johnson Davidson County
Batch# 776865 DEEDWARR
12/20/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211220-0167848

Y-SH-21-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lu Wu and Brendon Butler	**Same as New Owner**	
(NAME) **209 Willow Lane**	(NAME) **209 Willow Lane**	**148-05-0-085.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BHC LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LU WU AND BRENDON BUTLER**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hillbrook, Section 2, as of record in Plat Book 3300, page 12, Register's Office for said County.

Said Lot No. 20 fronts 75 feet on the Southerly side of Willow Lane and extends back 172.4 feet on the East line and 151.2 feet on the West line, to a dead line in the rear on which it measures 79.0 feet.

Being the same property conveyed to BHC LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210525-0070940 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 25, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3277, Page 482, and amended in Book 3286, Page 375, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Willow Lane, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF DECEMBER, 2021.

BHC LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BHC LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of December, 2021.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)



Please Return to:

Magnolia Title & Escrow
104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **December 10, 2021**.

Affiant Signature

12/10/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

10th day of **December**, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

