Karen Johnson Davidson County
Batch# 778404 DEEDWARR
12/22/2021 10:42:27 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20211222-0169061

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me this the 20th day of December, 2021. Notary Public My commission expires: 4/11/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bars Hooper Holdings, LLC	New Owner(s)	103 08 0 106.00
4404 Westlawn Drive	4404 Westlawn Drive	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUSAN O. BINNS, AN UNMARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARS HOOPER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 355 on the Map of Richland Realty Co's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of West Lawn Drive, 50 feet Easterly from the line between Lots Nos. 354 and 355; thence with the margin of said Drive, Easterly 50 feet to a point; thence Northerly, parallel to and 100 feet East of the dividing line between Lots Nos. 354 and 355, 107 feet to a point; thence Westerly, parallel to West Lawn Drive 50 feet to a point; thence Southerly 107 feet to the point of beginning.

Being the same property conveyed to Susan O. Binns, by Quitclaim Deed from SOB, LLC, a Tennessee limited liability company, of record in Instrument No. 20020422-0049645, in the Register's Office of Davidson County, Tennessee, dated April 14, 2002 and recorded on April 22, 2002.

Being the same property conveyed to SOB, LLC, a Tennessee limited liability company, by Quitclaim Deed from Susan O. Binns, of record in Instrument No. 20011106-0121990, in the Register's Office of Davidson County, Tennessee, dated October 11, 2001 and recorded on November 06, 2001.

Being the same property conveyed to Susan D. Binns, unmarried, by Warranty Deed from James L. Atwood, Sr., Trustee Atwood Family Trust, of record in Instrument No. 20010507-0047026, in the Register's Office of Davidson County, Tennessee, dated April 12, 2001 and recorded on May 07, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4002 Westlawn Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2021.

Susan O. Binns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan O. Binns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025