Karen Johnson Davidson County
Batch# 778410 DEEDWARR
12/22/2021 10:45:15 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20211222-0169068

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: 4/27/2025

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

JOSEPH [illegible] STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number:
Bars Hooper Holdings, LLC	New Owner(s)	103-08-0-105.00
4404 Westlawn Drive	4404 Westlawn Drive	
Nashville, TN 372209	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 the easterly one-half of Lot No. 355 on the Map of Richland Realty Company's Westlawn Subdivision, as of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee, and more particularly described on a survey thereon made October 23, 1954, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at a point on the westerly margin of Meadowbrook Avenue, said point being 134.5 feet South of the southerly margin of Murphy Road; thence in a southerly direction along the margin of Meadowbrook Avenue 51 feet; thence continuing around a curve and with the northerly margin of Westlawn Drive 111 feet to a point; thence in a northerly direction 113.7 feet to a point; thence in an easterly direction 100 feet, more or less, to the margin of Meadowbrook Avenue, the point of beginning.

Being the same property conveyed to Susan D. Binns, a Single person by Warranty deed from Atwood Family Trust of record in Instrument No. 20010417-0037405 Register's Office for Davidson County, Tennessee, dated April 12, 2001 and recorded on April 17, 2001.

Being the same property conveyed to SOB, LLC, a Tennessee Limited Liability Company by Quit Claim deed from Susan O. Binns of record in Instrument No. 20011106-0121989 Register's Office for Davidson County, Tennessee, dated October 11, 2001 and recorded on November 06, 2001.

Being the same property conveyed to Susan O. Binns by Quit Claim deed from SOB, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20020422-0049644 Register's Office for Davidson County, Tennessee, dated April 14, 2002 and recorded on April 22, 2002. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 4000 Westlawn Drive Nashville, Tennessee 37209.

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 4000 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

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