BOX 10-A

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 797311 DEEDWARR
01/31/2022 10:34:05 AM 5 pgs
Fees: $28.00 Taxes: $2,775.00

20220131-0010876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Potter Brothers Construction, LLC	New Owner	
(NAME)	(NAME)	117 04 0 270 00
1515 Paris Ave.	2321 Winford Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37211	
(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, **THEODORE ROOSEVELT TOWNSEND, III, ELEANOR ANN TYSON-BASS, LEVENTA CONCHITA COOK, MATTHEW EDWARDS, THEODORE R. TOWNSEND, IV, TENISHA TOWNSEND, TREMAYNE TOWNSEND, AND SARAH LEANN TYSON NEWBY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

Being the easterly 50 feet of Lot No. 56 and the easterly 50 feet of the northerly 55 feet of Lot No. 57 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Paris Avenue 110 feet easterly from the easterly margin of Belmont Boulevard; thence with the southerly margin of said Avenue eastwardly 50 feet to the westerly margin of an alley; thence with the westerly margin of said alley southwardly 130 feet; thence parallel with said Avenue westwardly SO feet; thence northwardly 130 feet to the beginning.

Being the same property conveyed to Theodore R. Townsend Jr. and wife, Sarah R. Townsend by Deed from J. D. Carroll and wife, Mary E. Carroll, of record in Book 4160, page 344, Register's Office for Davidson County, dated August 2, 1967 and recorded on August 10, 1967. The said Theodore R. Townsend, Jr., died on September 7, 1968, leaving Sarah R. Townsend aka Sarah R. Forges the surviving tenant by the entirety.

Being the same property conveyed to Sarah R. Forges, an unmarried woman, who acquired title as Sarah R. Townsend, as surviving tenant by the entirety, by Quitclaim Deed from Sarah R. Forges, who acquired title as Sarah R. Townsend, as surviving tenant by the entirety, of record in Instrument No. 20160316-0024755, Register's Office of Davidson County, Tennessee, dated March 7, 2016 and recorded on March 16, 2016. The said Sarah R. Forges died testate on December 13, 2020. Theodore Roosevelt Townsend, III, Eleanor Ann Tyson-Bass, LeVenta Conchita Cook, Matthew Edwards, Theodore R. Townsend, IV, Tenisha Townsend, Tremayne Townsend and Sarah LeAnn Tyson Newby were granted approval to sell the property pursuant to Order Granting Approval of Sales Contract and Division of Proceeds file under Probate Case No. 21P789, Seventh Circuit Court for the Twentieth Judicial District, Metropolitan Nashville, Davidson County.

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 1515 Paris Ave., Nashville, TN 37212
(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 27th DAY OF January, 2022

Theodore Roosevelt Townsend, III by Tremayne Townsend, Attorney in Fact
BY: Tremayne Townsend, Attorney in Fact

Eleanor Ann Tyson-Bass by Tremayne Townsend, Attorney in Fact
BY: Tremayne Townsend, Attorney in Fact

LeVenta Conchita Cook by Tremayne Townsend Attorney in Fact
BY: Tremayne Townsend, Attorney in Fact

Matthew Edwards by Tremayne Townsend Attorney in Fact
BY: Tremayne Townsend, Attorney in Fact

Theodore R. Townsend, IV by Tremayne Townsend Attorney in Fact
BY: Tremayne Townsend, Attorney in Fact

Tenisha Townsend by Tremayne Townsend Attorney in Fact
BY: Tremayne Townsend, Attorney in Fact

Sarah LeAnn Tyson Newby by Tremayne Townsend Attorney in Fact
BY: Tremayne Townsend, Attorney in Fact

Tremayne Townsend

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tremayne Townsend, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2022.

Commission expires:

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the person who executed the foregoing instrument, Tremayne Townsend, on behalf of Theodore Roosevelt Townsend, III, and acknowledged that he executed the same as the free act and deed of Theodore Roosevelt Townsend, III.

WITNESS my hand and seal this 27th day of January, 2022

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the person who executed the foregoing instrument, Tremayne Townsend, on behalf of Eleanor Ann Tyson-Bass, and acknowledged that he executed the same as the free act and deed of Eleanor Ann Tyson-Bass.

WITNESS my hand and seal this 27th day of January, 2022

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

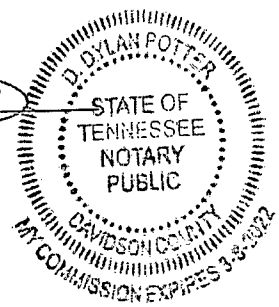
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the person who executed the foregoing instrument, Tremayne Townsend, on behalf of LeVenta Conchita Cook, and acknowledged that he executed the same as the free act and deed of LeVenta Conchita Cook.

WITNESS my hand and seal this 27th day of January, 2022

Notary Public



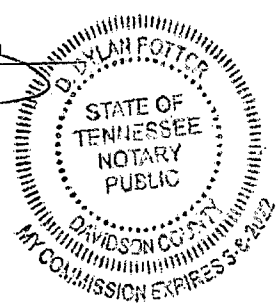
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the person who executed the foregoing instrument, Tremayne Townsend, on behalf of Matthew Edwards, and acknowledged that he executed the same as the free act and deed of Matthew Edwards.

WITNESS my hand and seal this 27th day of January, 2022

Notary Public



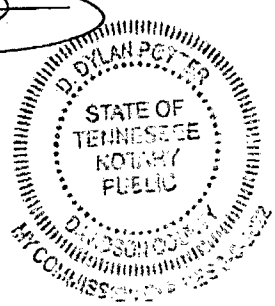
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the person who executed the foregoing instrument, Tremayne Townsend, on behalf of Theodore R. Townsend, IV, and acknowledged that he executed the same as the free act and deed of Theodore R. Townsend, IV.

WITNESS my hand and seal this 27th day of January, 2022

Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the person who executed the foregoing instrument, Tremayne Townsend, on behalf of Tenisha Townsend, and acknowledged that he executed the same as the free act and deed of Tenisha Townsend.

WITNESS my hand and seal this 27th day of July, 2022

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the person who executed the foregoing instrument, Tremayne Townsend, on behalf of Sarah LeAnn Tyson Newby, and acknowledged that he executed the same as the free act and deed of Sarah LeAnn Tyson Newby.

WITNESS my hand and seal this 27th day of July, 2022

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2022