BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 798888 DEEDWARR
02/02/2022 11:01:05 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220202-0012235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF February, 2022.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

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
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Bars	Bradley Bars	
(NAME)	(NAME)	
3634 Redmon Street	4404 Westlawn Dr	104-01-0-140.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **GEORGE E. COPPLE, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY BARS, A MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Redmon-Cornswet, as of record in Book 3106, page 105, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Northerly margin of Redmon Street at the common corner of Lots Nos. 1 and 12 on said plan; thence with the line between said Lots Nos. 1 and 2, Northerly 165.2 feet to an iron pin; thence North 76 degrees 16 minutes West 58 feet to an iron pin in concrete in the Easterly margin of an alley; thence with the Easterly margin of said alley, South 13 degrees 47 minutes West 145.8 feet to a concrete monument at the beginning of a curve; thence along a curve to the left, having a radius of 20 feet, Southeasterly 31.6 feet to an iron pin in concrete in the Northerly margin of Redmon Street; thence with the Northerly margin of Redmon Street Easterly 40.4 feet to the beginning.

Being the same property conveyed to Buco, Inc by Warranty deed from Arthur Smith and wife, Thelma Smith of record in Book 4469, page 295, Register's Office for Davidson County, Tennessee, dated December 22, 1970 and recorded on December 29, 1970.

Being the same property conveyed to George E. Copple, as sole share-holder of Buco, Inc by Quitclaim deed from Buco, Inc of record in Book 5884, page 524, Register's Office for Davidson County, Tennessee, dated May 11, 1982 and recorded on May 12, 1982.

Being the same property conveyed to George E. Copple, Jr. by Quitclaim deed from George E. Copple of record in Book 5884, page 526, Register's Office for Davidson County, Tennessee, dated May 11, 1982 and recorded on May 12, 1982.

Being also known as 3634 Redmon Street Nashville, Tennessee 37209.

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 3634 Redmon Street, Nashville, TN 37209
(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 18 day of January, 2022.

George E. Copple, Jr.

GEORGE E. COPPLE, JR.

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 George E. Copple, Jr., 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 18th day of January, 2022.

Commission expires: 4/27/2025

Notary Public

