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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 809806 DEEDWARR
02/23/2022 10:29:07 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20220223-0020426

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

BOX 10-A

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
Causey Real Estate Enterprises, LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	081 07 0 082.00
32 Backwoods Trail		
(ADDRESS)	(ADDRESS)	
Petal, MS 39465		
(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, **BARS HOOPER HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAUSEY REAL ESTATE ENTERPRISES, LLC**, 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 part of Lot No. 11 on Ira Crandell's Plan, of record in Chancery Court Book 17, Page 297, Chancery Court Clerk's Office for Davidson County, Tennessee.

Said part of Lot No. 11 fronts 60 feet on the Easterly side of 14th Avenue North and runs back between parallel lines along the South margin of Cass Street, 130 feet to an alley.

Being the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from BC Properties, a Tennessee general partnership, of record in Instrument No. 20220111-0003538, in the Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on January 11, 2022.

unimproved _
This is improved x property, known as 2022 14th Ave N, Nashville, TN 37208
(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 18th day of February, 2022

BARS HOOPER HOLDINGS, LLC

BY:_____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Bars Hooper Holdings, LLC, and that he as such Authorized Agent of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Bars Hooper Holdings, LLC.

Witness my hand and official seal this 18th day of February, 2022.

Commission expires: 4/27/2025

_____

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON