BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 812199 **DEEDWARR**
02/28/2022 09:54:37 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20220228-0022144

W-RT-22-113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Herwigs Holdings, LLC	**New Owner**	
(NAME) **113 Wilmington Street**	(NAME)	**044-11-0-078.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT TOWE, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HERWIGS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 176 of Section "A" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee described as follows:

Beginning on the Northerly margin of Wilmington Street at the corner of Lot Nos. 175 and 176; thence with the line between said lots, Northwardly 152 feet to the Southerly margin of Lot No. 165; thence with the Southerly margin of said lot, Westwardly 56.8 feet to the corner of Lot Nos. 176 and 177; thence with the line between said lots, Southwardly 83.6 feet; thence Southwestwardly 25 feet to the Easterly margin of Orchard Drive; thence with the Easterly margin of said Drive, Southwardly 56.9 feet; thence Southeastwardly 6.6 feet to the Northerly margin of Wilmington Street; thence with the Northerly margin of said street, Eastwardly 25 feet to the point of beginning.

Being the same property conveyed to Robert Towe, unmarried by Warranty Deed from Rachel Corvi, unmarried and Jason Richard James, unmarried of record in Instrument No. 20170614-0059485, Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 14, 2017.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Easement of Old Hickory Utility District of record in Book 9745, Page 973, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1908, Page 136, in the Register's Office for Davidson County, Tennessee.
- Easement to Cumberland Telephone of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **113 Wilmington Street, Old Hickory, Tennessee 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF FEBRUARY, 2022.

Robert Towe

Robert Towe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

