M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 813753 **DEEDWARR**
03/02/2022 10:42:12 AM 2 pgs
Fees: $13.00 Taxes: $11,840.00

20220302-0023543

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4236-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Grass Hill Properties, LLC	NEW OWNER	08309021600
(NAME)	(NAME)	
115 Rosa Parks Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Two Hundred Thousand And No/100 Dollars ($3,200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, KRBC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO GRASS HILL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 parts of Lots No. 217 and 218 on the Plan of East Edgefield, as of record in Plat Book 21, Page 147, Register's Office for said County, described as follows:

Beginning on the Southeast margin of Woodland Street at a point 87 feet West from the Southwest corner of said Street and 11th Street, and running thence with the Southeast margin of Woodland Street,

Southwestwardly 50 feet; then Southwardly and parallel with the Easterly margin of the first alley West of 11th Street, 104 feet more or less, to the line between Lots 216 and 217; thence with the line between the two lots, Eastwardly 43.4 feet, more or less, to a point 74 feet Westwardly from the Westerly margin of said 11th Street; thence northwardly and parallel with said alley, 135 feet, more or less, to the beginning.

Being the same property conveyed to KRBC Properties, LLC, A Tennessee Limited Liability Company by Warranty Deed from R. Lane Easterly, a married man, and Carolyn Easterly, a single woman, of record in Instrument No. 20120604-0048619, Register's Office for Davidson County, Tennessee, dated June 01, 2012 and recorded on June 04, 2012.

unimproved ☐
This is improved ☒ property, known as 1016 Woodland Street, Nashville, TN 37206
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 Grantor's hand this 28th day of February, 2022.

KRBC Properties, LLC, a Tennessee limited liability company

BY: _____
David Cain, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **David Cain**, 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 Member of **KRBC Properties, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Authorized Member.

Witness my hand and official seal this the 28th day of February, 2022.

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

My Commission Expires: _____