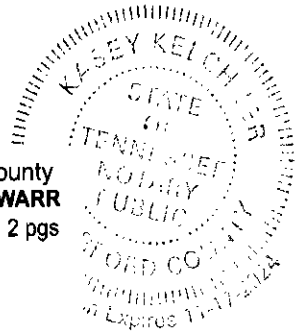
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED



Karen Johnson Davidson County
Batch# 817138 DEEDWARR
03/08/2022 09:43:19 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220308-0026101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF FEB, 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
Woodbine Row GP	NEW Owner	
(NAME) ~~100 McKennell Drive~~ 1054 Shady Stone Way	(NAME)	072-15-0-259.00
(ADDRESS) ~~Nashville, TN 37206~~ Franklin, TN 37064	(ADDRESS)	
(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 **WOODBINE ROW GP,** 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 being located in Davidson County, Tennessee, being Lot No. 14 on the map showing the M. P. Estes Subdivision of certain lots, as record in Book 843, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 66 feet on the Northerly side of Mckennell Avenue and runs back between lines 208 feet on the East line and 214 feet on the West line to a dead line which measures 24 feet thereon.

Being the same property conveyed to Stephanie D. Jackson and Joshua P. Jackson by Warranty deed from Sue Bressler, as to a 1/2 Undivided Interest and Richard Roberson, Thomas Roberson and James Roberson, as a 1/2 Divided Equally Interest of record in Instrument No. 20140514-0041226 Register's Office for Davidson County, Tennessee, dated May 9, 2014 and recorded on May 14, 2014.

Being also known as 100 McKennell Drive Nashville, Tennessee 37206.

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 100 McKennell Drive, Nashville, TN 37206
(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 28th 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 28th day of February, 2022.

Commission expires: 4/27/2025

_____

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON