BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 840361 DEEDWARR
04/18/2022 09:49:15 AM 2 pgs
Fees: $13.00 Taxes: $1,557.70

20220418-0043988

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 $421,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

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
Blackacre Development Company LLC	New Owner	
(NAME) 750 Croley Dr.	(NAME) 465 Henske Dr., Unit C-1	090 08 0 136.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Dickson, TN 37055	
(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 **BLACKACRE DEVELOPMENT COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 61, on the Plan of Moss-Wood Subdivision, of record in Plat Book 2663, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 70.0 feet on the Easterly margin of Croley Drive and extends back 139.8 feet on the Northerly line and 146.0 feet on the Southerly line to a broken line in the rear, measuring 42.0 feet thereon.

Being the same property conveyed to Carl Jerry Davids and wife, Melodie H. Davids, by Warranty Deed from Carl R. Davids and wife, Waldine J. Davids, of record in Book 10109, Page 38, in the Register's Office of Davidson County, Tennessee, dated July 1, 1996 and recorded on July 3, 1996. Said Carl Jerry Davids died on April 15, 2016.

Being the same property conveyed to Bars Hooper Holdings, LLC by Warranty Deed from Carl Jerry Davids and wife, Melodie H. Davids, dated April 15, 2022, of record in Instrument No. 20220418-0043978 **, Register's Office for Davidson County, Tennessee.**

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.

This is improved unimproved x property, known as 750 Croley Dr., 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 15th day of April, 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 15th day of April, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____

Notary Public