BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 847164 DEEDWARR
04/28/2022 11:14:44 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20220428-0049189

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 $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 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
American Homes, LLC	Same	
(NAME)	(NAME)	
637 Nevins Pl		072-15-0-048.00, 072-15-0-049.00, 072-15-0-050.00
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **MICHAEL HULL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMERICAN HOMES, LLC, A TENNESSEE LIMITED LIABILITY**, 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:

Tract 1 and 2:

Land in Davidson County, Tennessee, being Lot Nos. 28 and 29 on the Plan of Burns Subdivision of Maxey's Addition to Brownsville of record in Plat Book 161, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots Nos. 28 and 29 front together 100 feet on the Westerly side of Burns Avenue, and Extend back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Lee Sweeney and wife, Lettie Sweeney by Warranty deed from Emma Vaughn Fort, a widow of record in Book 2396, page 49, Register's Office for Davidson County, Tennessee, dated April 20, 1955 and recorded on April 20, 1955. Lee Sweeney having since died on February 14, 1960. Lettie Sweeney having since died on May 24, 1990.

Being the same property conveyed to Thomas E. Sweeney, Jr., an unmarried man by Quitclaim Deed from Eugenia A. Crump, married and Renee S. Robinson, married, of record in Instrument No. 20220428-0049174, Register's Office for Davidson County, Tennessee.

(As to Tract 1 and 2)

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Burns Subdivision to Maxey's Addition to Brownsville of record in Plat Book 161, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Thomas Sweeney, Trustee by Installment deed from John Steinhouse of record in Book 6096, page 9 Register's Office for Davidson County , Tennessee, dated July 15, 1983 and recorded on July 15, 1983.

Being the same property conveyed to Thomas E. Sweeney, Jr., an unmarried man by Quitclaim Deed from Eugenia A. Crump, married and Renee S. Robinson, married, of record in Instrument No. 20220428-0049173, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Michael Hull by Warranty Deed from Thomas E. Sweeney, Jr., an unmarried man, of record in Instrument No. 20220428-0049175 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.

unimproved
This is improved x property, known as 2116, 2118, 2120 Burns Street, Nashville, TN 37216
(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 26 day of April, 2022

MICHAEL HULL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 26 day of April, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public