Karen Johnson Davidson County
Batch# 851054 DEEDWARR
05/05/2022 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20220505-0051837

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

2022-850

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

(Affiant)

Sworn to and subscribed before me this 26th day of April, 2022.

Notary Public

My commission expires: 01/26/2025

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
717 Old Hickory, LLC (NAME)	**NEW OWNER** (NAME)	**160-00-0-111.00**
2335 West Lake Street (ADDRESS)	(ADDRESS)	
Chicago, IL 60612 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Eagle Brentwood, LLC, an Illinois Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **717 Old Hickory, LLC, an Illinois Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain real property situated in Davidson County, Tennessee and described as follows, to wit:

Being Lot No. 2 on the Resubdivison of Lot Nos. 50, 51, 52, 53, and 54 and the north one-half of Lot No. 49 of Brentwood Gardens, as shown on plat of record in Book 3842, Page 61, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being all the same property conveyed to The Eagle Brentwood LLC, an Illinois Limited Liability Company by deed from Music City Holdings, LLC, of record in Instrument No. 20210525-0070856, and of record in Instrument No. 20161031-0114672, Register's Office for Davidson County, Tennessee.

For information purposes only: This is improved property commonly known as 717 Old Hickory Blvd, Brentwood, TN 37027.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2022, and subsequent years, a lien not yet due and payable, (7) Restrictive Covenants contained in instrument of record in Book 4020, page 59 and amended in Inst. No. 20070329-0037835, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, and (8) Subject to Stormwater

Facilities and Systems Restrictions of record in Instrument No. 20190213-0013393, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of April, 2022.

The Eagle Brentwood, LLC,
an Illinois Limited Liability Company

By: _____
Edward Tunney, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Edward Tunney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of The Eagle Brentwood, LLC, the within named bargainor, a Limited Liability Company, and that such Edward Tunney as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Franklin, Tennessee, this 26th day of April, 2022.

_____
Notary Signature

My commission expires: 01/26/2025



202205050051837

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 26th day of April, 2022.

Lesley R. Smith

4/26/22
Date

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Lesley Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 26th day of April, 2022.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022