Karen Johnson Davidson County
Batch# 862218 DEEDWARR
05/25/2022 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20220525-0060524

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220440726**	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 19th day of May, 2022. Notary Public My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Patrick Gallagher and Lindsay Newton Gallagher 4012 Estes Road Nashville TN 37215	Same as owner	Tax Parcel ID No. 116-16-0-085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ox Bear & Hawk Capital Partners, LLLP and JBT Construction, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Patrick Gallagher and Lindsay Newton Gallagher, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Part 1 - Wallace Subdivision of record in Plat Book 1424, Page 16, 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 the same property conveyed to Ox Bear & Hawk Capital Partners, LLP and JBT Construction, LLC, a Tennessee limited liability company by Quitclaim deed from 4012 Estes Rd, LLC of record in Instrument No. 20220429-0050189 April 29, 2022 and recorded on April 29, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 16, Register's Office for Davidson County, Tennessee.

Restrictions set out in Deeds of record in Book 1303, Page 55 and Book 1357, Page 303, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for water mains to Nashville Water Company of record in Book 1037, Page 572, Register's Office for Davidson County, Tennessee.

This is improved property located at 4012 Estes Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2022.

Ox Bear & Hawk Capital Partners, LLLP

BY: _____
Clayton B. Tate, General Partner

JBT Construction, LLC

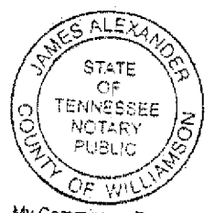
BY: _____
Jason Tidwell, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton B. Tate, with whom I am personally acquainted, and who upon oath acknowledged himself to be the General Partner of Ox Bear & Hawk Capital Partners, LLLP, the within named bargainor, a Wyoming partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as its General Partner.

Witness my hand, at office, this 19th day of May, 2022.

_____
Notary Public
My Commission Expires: _____

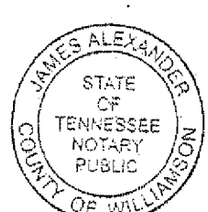


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Tidwell, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Managing Member of JBT Construction, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managing Member.

Witness my hand, at office, this 19th day of May, 2022.

_____
Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Sarah Ames, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 19, 2022.

Signature
Date: May 19, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 19th day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD