WARRANTY DEED

Karen Johnson Davidson County
Batch# 866848 DEEDWARR
06/03/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $773.30
20220603-0064007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$209,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.202[illegible]
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacquita L. Daugherty	Same as Owner	070 13 0 146.00
(NAME) 3103 River Drive	(NAME) Same as Owner	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BPI Crabtree Family Investments II, LLC, a Tennessee limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jacquita L. Daugherty, an unmarried woman** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hailey's Subdivision of Part of Block 5 in G.T. Sheegog Subdivision at Bordeaux of record in Plat Book 547, Page 155, 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 BPI Crabtree Family Investments II, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Eliot Houser and wife, Kris Houser, of record in Instrument No. 20190129-0008500, in the Register's Office of Davidson County, Tennessee, Dated January 16, 2019 and recorded on January 29, 2019.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "Permitted Exceptions").

This is improved property located at 3103 River Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 27th day of May, 2022.

GRANTOR:

BPI Crabtree Family Investments II, LLC,
a Tennessee Limited Liability Company

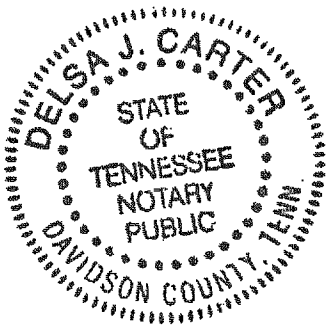
By: David P. Crabtree, President
David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the president of BPI Crabtree Family Investments II, LLC, a Tennessee limited liabilty company, and being duly authroized, executed the foregoing instrument on behalf of said company.

WITNESS my hand, at office, this 26th day of May, 2022.



Notary Public

My Commission Expires: 07-07-2025

Certificate of Authenticity

I, Holly A. Mason, 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 5/27/22.

Affiant Signature

5/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of May, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022