Karen Johnson Davidson County
Batch# 867630 DEEDWARR
06/06/2022 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20220606-0064701

WARRANTY DEED

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2022.

Brenda Shelby
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rocky Top BNB, LLC	Rocky Top BNB, LLC	041 00 0 042.00
(NAME)	(NAME)	
3910 Brick Church Pike	3910 Brick Church Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Paul D. Bowman and wife, Patsy Bowman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Rocky Top BNB, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District (formerly the 10th and 12th Civil Districts) of Davidson County, Tennessee, and being described in part according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977 and known as Job No. 77-344, as follows:

BEGINNING at an iron pin on the westerly margin of Brick Church Pike, said iron pin being N 8 deg. 26' E. 925.0' from the northeast corner of the Jerry Crecelius property of record in Deed Book 4451, Page 519, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike, N. 81 deg. 53' W. 1349.46' to an iron pin; thence S. 8 deg. 26' W. 200.0' to an iron pin; thence N. 81 deg. 53' W. 982.11' to an iron pin in line of the C. W. Cone land of record in Deed Book 1847, Page 522, Register's Office for Davidson County, Tennessee; thence with Cone's line N. 5 deg. 00' E and passing Cone's line at 228.93' in all 359.45' to an iron pin; thence S. 82 deg. 53' E. 2353.68' to an iron pin on the westerly margin of Brick Church Pike; thence with the margin of said Brick Church Pike S. 8 deg. 26' W. 200.00' to the point of beginning, containing 14.21 acres, more or less.

Being the same property conveyed to Paul D. Bowman and wife, Patsy D. Bowman by Warranty Deed from Jesus F. Tirao and wife, Lynda O. Tirao, dated 09/06/1996 and recorded 09/11/1996, of record in Book 10187, Page 854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donnie M. Smotherman, a married man by Warranty Deed from Paul D. Bowman and Patsy D. Bowman, dated 03/20/2015 and recorded 03/26/2015, of record in Instrument 201503260026253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donnie M. Smotherman and wife, Trina Smotherman by Quitclaim Deed from Donnie M. Smotherman, a married man, dated 05/11/2016 and recorded 05/16/2016, of record in Instrument 201605160048752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul D. Bowman and wife, Patsy Bowman by Warranty Deed from Donnie M. Smotherman and wife, Trina S. Smotherman, dated 12/22/2017 and recorded 12/27/2017, of record in Instrument 201712270130974, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3824 Brick Church Pike, Nashville, TN 37207

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of May, 2022.

Paul D. Bowman

Patsy Bowman

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul D. Bowman and Patsy Bowman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of May, 2022.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or 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 31, 2022.

Brenda Shelby
Affiant
Date: 6-1-2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 1st day of June, 2022.

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024