WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-26-2025

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
Fort Belvedere, LLC	New Owner	
(NAME)	(NAME)	130 07 0 060.00
701 Lynnwood Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JAMES ROBERT HARPER, SR. AND JULIA WHITTINGTON HARPER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FORT BELVEDERE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 178-A on the Plan of Resubdivision Parts of Royal Oaks, of record in Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said Lot No. 178-A which is a corner lot, fronts 171.6 feet on the Southerly margin of Iroquois Place and fronts 223 feet 3 inches on the Westerly margin of Lynnwood Boulevard, and extends back 223 .6 feet on the Westerly line and 138 feet 10 inches on the Southerly line to a point of intersection.

Being the same property conveyed to James Robert Harper, Sr. and wife, Julia Whittington Harper by Quitclaim Deed from Julia Whittington Harper of record in Instrument No. 20200709-0074332, in the Register's Office of Davidson County, Tennessee, dated June 29, 2020 and recorded on July 9, 2020.

Being the same property conveyed to Julia Whittington Harper by Quitclaim Deed from James Harper, Sr. and wife, Julia W. Harper of record in Instrument No. 20100414-0028141, in the Register's Office of Davidson County, Tennessee, dated April 8, 2010 and recorded on April 10, 2010.

Being the same property conveyed to James Harper, Sr. and wife, Julia W. Harper by Warranty Deed from Tamara Champlin and William Bradford Champlin, TTEES of the Champlin Revocable Trust, UTD 8/9/99 of record in Instrument No. 20010924-0103042, in the Register's Office of Davidson County, Tennessee, dated September 10, 2001 and recorded on September 24, 2001.

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.

Karen Johnson Davidson County
Batch# 868630 DEEDWARR
06/08/2022 10:42:49 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20220608-0065493

unimproved
This is improved x property, known as 701 Lynnwood Blvd, Nashville, TN 37205
(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 1st day of June, 2022

James Robert Harper, Sr.

JAMES ROBERT HARPER, SR.

Julia Whittington Harper

JULIA WHITTINGTON HARPER

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 James Robert Harper, Sr. and Julia Whittington Harper, 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 1st day of June, 2022.

Commission expires:

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

Notary Public