THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

P22-4948-WE

Karen Johnson Davidson County
Batch# 893789 DEEDWARR
07/26/2022 10:15:04 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220726-0085140

RETURN TO:
PREMIER ESC
4301 HILLSBORO [illegible]
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00.

JOSEPH WHITE
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2022.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

BOX 10-A WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bars Hooper Holdings, LLC	**Bars Hooper Holdings, LLC**	
1900 Church Street #404	1900 Church Street #404	091-15-0-395.00
Nashville, TN 37203	Nashville, TN 37203	
(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, **Grisham Home Builders, LLC, a Tnnessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 a non-numbered lot depicted as Part of Block 17 on the Map of Realty Savings Bank and Trust Company's West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said non-numbered Lot as part of the said Block 17 consists of the Westerly 50 feet of the Easterly 110 feet of Block 17 on the Map of Realty Savings Bank and Trust Company's West Extension of Charlotte Park Company's First Addition, fronting 50 feet along the Northerly line of Dakota Avenue (formerly Fourth Avenue) and runs back 150 between parallel lines parallel to 50th Avenue North (formerly Ninth Street) in a Northerly direction to an alley at the rear, measuring 50 feet thereon.

Being a portion of the same property conveyed to Grisham Home Builders, LLC, a Tennessee limited liability company by Quitclaim deed from Grisham Home Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20210830-0116380 Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on August 30, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5002 Dakota Avenue, Nashville, TN 37209**

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, itssuccessors and assigns forever; and we do covenant with the said GRANTEE 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, itssuccessors 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 our hands this the 20th day of July, 2022.

Grisham Home Builders, LLC, a Tnnessee Limited Liability Company

BY: _____
Steven M. Grisham, Member

_____
Gina M. Grisham, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Steven M. Grisham and Gina M. Grisham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of the maker, **Grisham Home Builders, LLC**, and are authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 20th day of July, 2022.

My Commission expires 1-8-24

_____
Notary Public

