RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 895912 DEEDWARR
07/29/2022 10:41:55 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220729-0086527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BOX 10-A

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
Progressive Development, LLC	Same as New Owner	
(NAME) PO BOX 331235	(NAME)	091-13-0-215.00
(ADDRESS) Nashville, TN 37203-7512	(ADDRESS)	
(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, **BARS HOOPER HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROGRESSIVE DEVELOPMENT, 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. 6 of Block "L" on the Plan of Crolywood Subdivision Section 1 of record in Plat Book 1130, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 60 feet on the East side of West Bend Road and runs back between lines 135 feet on the North line and 136 feet on the South line to a dead line, on which it measures 60 feet.

Being the same property conveyed to Thomas M. McWright and wife, Janice C. McWright by Warranty deed from Terri Lynn Johnson and Dale Robert Daye, as joint tenants with the right of survivorship of record in Book 6268, page 885, Register's Office for Davidson County, Tennessee, dated April 11, 1984 and recorded on April 12, 1984 and Corrective Deed recorded on April 25, 1984 in Book 6278, Page 601. Thomas M. McWright has since died vesting title solely in Janice C. McWright as surviving tenant by the entirety.

Being the same property conveyed to the herin named Grantor by Warranty Deed or record in Instrument No. 20220729-0086524 **, Register's Office for Davidson County, Tennessee.**

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.

This is unimproved _ / improved x property, known as 428 W Bend Drive, Nashville, TN 37209
(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 28th day of July, 2022

BARS HOOPER HOLDINGS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Bars Hooper Holdings, LLC, and that he as such Authorized Agent of Bars Hooper Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Bars Hooper Holdings, LLC.

Witness my hand and official seal this 28th day of July, 2022.

Commission expires: 4/27/2025

_____

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON