STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$1,250,000.00** (One Million Two Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 23rd day of August, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES: 10/21/25 (NOTARY SEAL)

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 10-21-2025

Karen Johnson Davidson County
Batch# 906820 **DEEDWARR**
08/23/2022 03:43:14 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20220823-0095315

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bear Paws, G.P. 3636 Murphy Road Nashville, TN 37209	**SAME AS NEW OWNER**	104-05-0-059.00

WARRANTY DEED

FOR AND IN 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, I/WE, **LOUIS FARRELL, III AND WIFE, ELEANOR J. AMBROSE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BEAR PAWS, G.P., a Tennessee General Partnership,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Nos. 3 and 4 on the Plan of West Grove Subdivision, as of record in Book 421, page 85, Register's Office for said County, and described as follows:

Beginning at the point of intersection of the Northeasterly margin of 37th Avenue North, and the Northwesterly margin of Murphy Road, formerly Minnesota Avenue; thence with the said margin of Murphy Road, Northeasterly 100 feet to a point; thence Northwesterly with the common line between Lot No. 3 and Lot No. 2 on said Plan, 164.4 feet, more or less, to the Southeasterly margin of an alley; thence with the margin of said alley, southwesterly 100 feet to a point in the margin of 37th Avenue North; thence with said margin of 37th Avenue North, 164.4 feet to the point of beginning.

Being the same property conveyed to Louis Farrell, III and wife, Eleanor J. Ambrose by Warranty Deed from Estate of Hilmar Kleeman, Jean Fallon Kleeman, Executrix and Sole Devisee of record in Book 10532, page 212, Register's Office for Davidson County, Tennessee, dated July 14, 1997 and recorded on July 17, 1997.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3636 MURPHY ROAD** **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(S), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 23rd day of August, 2022

Louis Farrell, III

Eleanor J. Ambrose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of August, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Louis Farrell, III and wife, Eleanor J. Ambrose** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of August, 2022.

Notary Public

Commission Expires: 10/21/25

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025