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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 914514 DEEDWARR
09/09/2022 10:12:47 AM 2 pgs
Fees: $13.00 Taxes: $3,348.50

20220909-0101087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $905,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF SEPTEMBER, 2022.

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON JUDITH WHITE

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
Bars Hooper Holdings, LLC	Same as New Owner	
(NAME) 1900 Church St. #402	(NAME)	131-10-0-002.00
(ADDRESS) Nashville, TN 37203	(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, **JUDITH LYNN BREWER SPEER, ALL OF HER RIGHT**, 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 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. 19 on the Map of Seven Hills, Section 3, as of record in Book 2663, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 200 feet on the south side of Harding Place and runs back 404.1 feet on the west line and 258.8 feet on the east line, to a dead line in the rear, which is a broken line, on which it measures 274.8 feet.

Being the same property conveyed to Phil Speer and wife, Judi Speer, by Warranty deed from Weldon W. Cox and wife, Renata T. Cox, of record in Book 5658, Page 172, Register's Office for Davidson County, Tennessee, dated September 29, 1980 and recorded on September 30, 1980.

Final Decree was recorded on February 06, 1985 in Book 6488, Page 196, whereby Judi Speer become solely vested.

Being the same property conveyed to Kimberly Turman, Trustee of the K and K Trust, all of her right by Quitclaim Deed from Judith Lynn Brewer Speer of record in Instrument No. 20080415-0038059, Register's Office for Davidson County, Tennessee, dated April 14, 2008 and recorded on April 15, 2008.

Being the same property conveyed to Judith Lynn Brewer Speer, all of her right by Quitclaim Deed from Kimberly Turman, Trustee of the K and K Trust of record in Instrument No. 20090306-0020335, Register's Office for Davidson County, Tennessee, dated March 06, 2009 and recorded on March 06, 2009.

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.

unimproved
This is improved x property, known as 1553 Harding Place, Nashville, TN 37215
(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 8th day of September, 2022

X Judith Lynn Brewer Speer

JUDITH LYNN BREWER SPEER

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 Judith Lynn Brewer Speer, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2022.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23