Karen Johnson Davidson County
Batch# 918349 DEEDWARR
09/19/2022 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20220919-0104098

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3003

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of September, 2022

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bordeaux First LLC PO Box 90680 Nashville, TN 37209	Bordeaux First LLC PO Box 90680 Nashville, TN 37209	069-16-0-102.00

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,

Robert Eugene Harris, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bordeaux First 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. 12 and the Northerly 39 1/2 feet of Lot No. 13 on the Plan of Ashton Subdivision of L.M. Lewis farm, of record in Book 421, Page 19, Register's Office for said County.

Said Lot No. 12 and Northerly part of Lot 13 front together 139 1/2 feet on the Westerly margin of Elizabeth Avenue and extends back 189.5 feet on the Northerly line and 184 feet, more or less, on the Southerly line to a dead line in the rear, measuring 139 1/2 feet thereon.

Being the same property conveyed to Ronnie J. Shrader and wife, Marilyn L. Shrader, by Warranty Deed from Earl E. Bolling of record in Book 6020, Page 28, Register's Office for Davidson County, Tennessee, dated March 11, 1983 and recorded on March 14, 1983. The said Ronnie J. Shrader having since died on December 2, 2008, leaving Marilyn L. Shrader as the surviving tenant by the entirety.

Being the same property conveyed to Robert Eugene Harris by Quitclaim Deed from Marilyn L. Shrader of record in Instrument No. 20170203-0012007 Register's Office for Davidson County, Tennessee, dated February 2, 2017 and recorded on February 3, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1811 Elizabeth Road, Nashville, TN 37218

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 so 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.

Dated this the 14th day of September, 2022.

Robert Eugene Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of September, 2022, before me personally appeared Robert Eugene Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of September, 2022.

Notary Signature
My commission expires:

HUNTER H. SPRAGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 25, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/16/22.

Affiant Signature

9/16/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/16/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON