WARRANTY DEED

Karen Johnson Davidson County
Batch# 926896 DEEDWARR
10/07/2022 09:40:40 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20221007-0110574

BONNIE L HEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Timo6, LLC	Timo6, LLC	71-8-259
(NAME)	(NAME)	
855 Springfield Hwy, Ste 112	855 Springfield Hwy, Ste 112	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221586

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, I/we, **Eldon R. Spraker, III** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Timo6, LLC**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being the east 50 feet of Lot No. 10 on the Map of Trinity Heights, of record in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said part of said lot fronts 50 feet on the south side of Trinity Lane and runs back 172.32 feet on the east line of and 171.275 feet, more or less, on the west line to an alley on which it measures 50 feet.

EXCLUSION:

INCLUDED in the above described tract, but specifically EXCLUDED from this conveyance is the following tract conveyed to Bradley S. Fields by Final Decree Confirming Sale, dated 07/13/2010 and filed of record in Instrument No. 20110112-0003481, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Being part of the east 50 feet of Lot No. 10 on the Map of Trinity Heights, of record in Book 332, page 4, said Register's Office, described as follows:

Right-of-Way: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the existing northeasterly corner of the Dorothy Smith Allen, et vir property and being held in common with G.C. Bryant, et ux property, proceed along the Dorothy Allen Smith, et vir property line held in common with G.C. Bryant et ux property S 02°49'29"W 5.00 feet to a point; thence N 87°10'31"W 50.00 feet to a point on the westerly Dorothy Smith Allen, et vir property line held in common with Grady C. Bryant and Dorothy S. Allen property; thence along the westerly Dorothy Smith Allen, et vir property boundary held in common with Grady C. Bryant and Dorothy S. Allen property N 02°49'29"E 5.00 feet to a point on the existing southerly right-of-way of margin of Trinity Lane, said point being the existing northwesterly corner of Dorothy Smith Allen, et vir property and being held in common with Grady C. Bryant and Dorothy S. Allen property; thence along the existing southerly right-of-way margin of Trinity Lane S 87°10'31"E, 50.00 feet to the point of beginning, containing 250 square feet, more or less.

BEING the same property conveyed to Eldon R. Spraker III by Warranty Deed from Bradley S. Fields, unmarried, dated June 5, 2015 and filed of record in Instrument No. 20150609-0054306, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 326 East Trinity Lane, Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of September, 2022

Eldon R. Spraker, III

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eldon R. Spraker, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of September, 2022.

Notary Public
My Commission Expires:

