WARRANTY DEED

Karen Johnson Davidson County
Batch# 929580 **DEEDWARR**
10/14/2022 10:55:06 AM 2 pgs
Fees: $13.00 Taxes: $9,990.00

20221014-0112743

G-P-22-6357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

THOMAS VORHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabriel J. Barkley and Cristin R. Barkley	NEW Owner	
(NAME)	(NAME)	**115-15-0-007.00**
6357 Bresslyn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BR GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GABRIEL J. BARKLEY AND CRISTIN R. BARKLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 278 on the Plan of West Meade Farms Inc., Section P of record in Book 2133, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 278 fronts 187.3 feet on the Southerly side of Bresslyn Road and runs back 171 feet on the Westerly line and 258.4 feet on the Easterly line, to a dead line measuring 203 feet.

Being the same property conveyed to Dowd Development & Design, LLC, a Tennessee Limited Liability Company by Warranty deed from Barry B. White and Cherry H. White, husband and wife of record in Instrument No. 20191125-0121241, Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.

Being the same property conveyed to BR Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Dowd Development & Design, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200612-0060516, Register's Office for Davidson County, Tennessee, dated June 09, 2020 and recorded on June 12, 2020.

This conveyance is subject to:
- Taxes for the year 2023, and all subsequent years.
- Subject to all matters shown on the Plan of record in Book 2133, Page 22, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2103, Page 279, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6021, Page 894, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6357 Bresslyn Road, Nashville, Tennessee 37205**.

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. 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/our hand(s) this the 12th DAY OF OCTOBER, 2022.

BR Group, LLC, a Tennessee Limited Liability Company

BY: _____
Keith Dowd
Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED SIGNER of BR GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED SIGNER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of October, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/23 CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212