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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 939934 DEEDWARR
11/10/2022 10:34:28 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20221110-0120535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF November, 2022

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 20, 2022

(AFFIX SEAL)

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
Gary C. Baker	Gary C. Baker	
(NAME)	(NAME)	
2800 Brunswick Drive	P.O Box 60284	060-16-0-074.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37206	
(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, **BBS PROPERTIES, LLC, A TENNESSEE REVISED LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY C. BAKER, MARRIED,** 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 located in Davidson County, Tennessee, being part of Lot No. 33 on the Plan of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the southerly margin of Brunswick Drive, the common front corner of Lots 33 and 34; thence with the line between said Lots, southwardly 198 feet to a point; thence westwardly 85 feet to a point; thence northwardly 35 feet to a point; thence westwardly 5 feet to a point in the line between Lots 32 and 33; thence with said line northwardly 163 feet to the southerly margin of Brunswick Drive; thence eastwardly with Brunswick Drive, 90 feet to the beginning. Being all of Lot 33, except for a strip 5 feet by 35 feet out of the Southwest corner.

Being the same property conveyed to BBS Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jim Sheorn of record in Instrument No. 20140117-0005035 Register's Office for Davidson County, Tennessee, dated January 17, 2014.

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 2800 Brunswick Drive, Nashville, TN 37207-3426
(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 9th day of November, 2022

BBS PROPERTIES, LLC, A TENNESSEE REVISED LIMITED LIABILITY COMPANY

BY: James Rochelle Sheorn II

JAMES ROCHELLE SHEORN, III, MEMBER

BY: Melissa Schlecht Sheorn

MELISSA SCHLECHT SHEORN, MEMBER

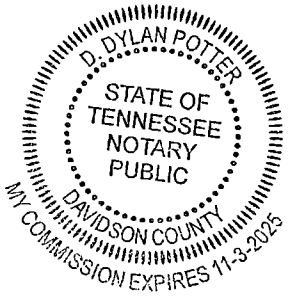
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared James Rochelle Sheorn, III and Melissa Schlecht Sheorn, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Members for BBS Properties, LLC, a Tennessee Revised Limited Liability Company, the within named bargainor, a limited liability company, and that they are the Members of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this 9th day of November, 2022.

Commission expires:



Notary Public