BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 946423 DEEDWARR
12/01/2022 09:47:30 AM 4 pgs
Fees: $23.00 Taxes: $3,515.00

20221201-0125734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF November, 2022

Notary Public

MY COMMISSION EXPIRES: 4/07/2025
(AFFIX SEAL)

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Bransford Avenue Owner, LLC	New Owner	
(NAME) Bass, Berry & Sims PLC Attn: Michael A. Stewart 150 Third Avenue South, Suite 2800	(NAME)	105-15-0B-001.00 105-15-0B-002.00
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LAMORINDA PROPERTIES, LLC, A TENNEESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **BRANSFORD AVENUE OWNER, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Units No. A & B on the Plan of Homes at 2120 and 2122 Bransford Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit ""B"" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220120-0007675, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; together with all of the common elements as set forth in said Plan.

Being the same property conveyed to Lamorinda Properties, LLC by Warranty Deed from Tip Top Trust, dated October 11, 2007, of record in Instrument No. 20221201-0125733 **, Register's Office of Davidson County, Tennessee.**

This conveyance is subject to matters shown on Exhibit A attached hereto.

unimproved
This is _x_ improved property, known as 2122/2120 Bransford Avenue, Nashville, TN 37204-2308

(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 GRANTEE, its successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

[Signature on following page]

Witness my hand this 30th day of November, 2022

LAMORINDA PROPERTIES, LLC

BY: _____

RYAN HOOPER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Lamorinda Properties, LLC, and that he as such Member of Lamorinda Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Lamorinda Properties, LLC.

Witness my hand and official seal this 30th day of November, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____

Notary Public

Exhibit A

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. Plat of Cumberland Park Subdivision, as recorded in Plat Book 1424, Page(s) 15.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220120-0007675, Register's Office for Davidson County, Tennessee.