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

Karen Johnson Davidson County
Batch# 966186 DEEDWARR
02/01/2023 10:41:52 AM 2 pgs
Fees: $13.00 Taxes: $3,626.00

20230201-0007361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2 Jackson Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brad Bars	Brad Bars	Parcel ID: 105 16 0 201.00 and 105 16 0 202.00
(NAME) 1900 Church St #402	(NAME) 1900 Church St #402	
(ADDRESS) Nashville , TN 37203	(ADDRESS) Nashville , TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Syndicate Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brad Bars, a married man**, 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:

Tract 1
2132 Canady Avenue (Map and Parcel No. 105 16 0 201.00):

Land in Davidson County, State of Tennessee, being the Northwesterly part of Lot 2. On the Map of John C. Canady's Subdivision of West Lawn as shown of record on Plat of record in Book 332, Page 90, and more particularly described as follows:

Said part of said Lot fronts 54.75 feet on the Easterly side of an unnamed Street, running North and South from Rose Avenue to Napoleon Street, being the first street West of Nolensville Pike, and runs back between lines, 149.2 feet, more or less, on the North line, and 164.4 feet, more or less, on the South line, to a dead line on which it measures 50 feet.

Being the same property conveyed to Cream City Development, LLC, a Tennessee Limited Liability Company from William B. Bass and Sara C. Bass Revocable Trust dated 01/04/2008 by Warranty Deed dated January 21, 2020 and recorded on January 24, 2020 in Instrument No. 20200124-0008932, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Syndicate Properties, LLC from Cream City Development, LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 23, 2021 and recorded on January 5, 2022 in Instrument No. 202201050001878, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Syndicate Properties, LLC, a Tennessee limited liability company from Syndicate Properties, LLC, a Tennessee limited liability company by Straw Man Deed dated October 13, 2022 and recorded on October 18, 2022 in Instrument No. 20221018-0113476, Register's Office for Davidson County, Tennessee.

Tract 2
2134 Canady Avenue (Map and Parcel No. 105 16 0 202.00):

Land in Davidson County, State of Tennessee, being the Westerly part of the Southerly half of Lot No. 2, John C. Canady's Subdivision of West Lawn as shown of record on Plat of record in Book 332, Page 90, and more

particularly described as follows:

Beginning at a point in the line between Lot Nos. 2 and 3, 324 feet, more or less, West of the Westerly margin of Nolensville Pike, being the Southwest corner of a part of Lot No. 2, conveyed to Charles L. King and wife, Ruth T. King by deed from H. C. Ellis and wife, of record in Book 1417, Page 578; thence Northerly with King's Westerly line and along the fence, 50 feet to King's Northwest corner; thence Westerly 168.7 feet to the Easterly margin of Canada Avenue; thence Southerly along the Easterly margin of said Avenue, 54.75 feet to the common corner of Lots 3 and 2 in said subdivision; thence Easterly along the line between said Lots, 200.2 feet to the point of beginning.

Being the same property conveyed to Cream City Development, LLC, a Tennessee Limited Liability Company from Nashville Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated August 20, 2019 and recorded on August 27, 2019 in Instrument No. 20190827-0085981, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Syndicate Properties, LLC from Cream City Development, LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 23, 2021 and recorded on January 5, 2022 in Instrument No. 202201050001878, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Syndicate Properties, LLC, a Tennessee limited liability company from Syndicate Properties, LLC, a Tennessee limited liability company by Straw Man Deed dated October 13, 2022 and recorded on October 18, 2022 in Instrument No. 20221018-0113476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2132 and 2134 Canady Avenue , Nashville , TN 37211

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 our hands this 30th day of January, 2023

Syndicate Properties, LLC, a Tennessee limited liability company

BY: Caleb Spearing, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Caleb Spearing,** whom I am personally acquainted and upon his/her/their oath acknowledged himself/herself/theirselves to be a **Member** and that he/she/they executed the foregoing instrument for the purpose therein contained by signing on behalf of **Syndicate Proiperties, LLC.**

WITNESS my hand and official seal at Murfreesboro, Tennessee this 30th day of January, 2023.

NOTARY

MY COMMISSION EXPIRES: _____

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12-21-2024
RUTHERFORD COUNTY

(SEAL)