BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221243255**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $920,000.00. Affiant Subscribed and sworn to before me this 13th day of February, 2023. Notary Public My Commission Expires: 4/27/2025

Karen Johnson Davidson County
Batch# 971007 DEEDWARR
02/15/2023 10:13:44 AM 2 pgs
Fees: $13.00 Taxes: $3,404.00
20230215-0010975

JOSEPH SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bars Hooper Holdings, LLC 1900 Church Street #402, Nashville, TN 37203	New Owner	Tax Parcel ID No. 130-09-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel W. Phillips and Peggy S. Phillips, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , in Block "C", as shown on the map entitled 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks A, B, C & D, of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL W. PHILLIPS AND WIFE, PEGGY S. PHILLIPS, by deed from IRENE T. GRAHAM, of record in Book 4968, page 562 , dated October 30, 1975 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 202 and subsequent years for Map-Par. 130-09-0-022.00.

Davidson County taxes for 2022, Map-Par. 130-09-0-022.00, $5,720.52, PAID.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1130, page 62, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers , Storm Drainage , Water Mains and Appurtenances of record in Book 6288, page 669, said Register's Office.

This is improved property located at 128 Alton Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February, 2023.

Daniel W. Phillips by Peggy S. Phillips as Attorney-In-Fact

Peggy S. Phillips AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy S. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Daniel W. Phillips and they are authorized by Daniel W. Phillips to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of February, 2023.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024