BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5606-WE

Karen Johnson Davidson County
Batch# 974350 DEEDWARR
02/27/2023 10:03:39 AM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20230227-0013539

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 860,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2023.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXPIRES: 4/27/2025 (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Creative REI, LLC	new owner	
1900 Church Street; Suite 300		117-08-0-317.00
Nashville, TN 37203		
(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, WE, **Steve J. Hammond and wife, Renae G. Hammond**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Creative REI, LLC, a Tennessee Limited Liability Company**

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 Lot No. 163 on the Plan of Resubdivision of Lots 162 & 163 of Victoria Place of record in Plat at Instrument No. 20150605-0052972, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve J. Hammond and wife, Renae G. Hammond by Warranty deed from Roy Suhadolnik and wife, Barbara A. Suhadolnik of record in Book 7974, page 799, Register's Office for Davidson County, Tennessee, dated October 30, 1989 and recorded on.November 02, 1989.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3002 Belmont Blvd., Nashville, TN 37212**

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 we do covenant with the said GRANTEESthat 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, 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.

Witness our hands this the 23rd day of February, 2023.

Steve J. Hammond

Renae G. Hammond

COMMONWEALTH OF VIRGINIA
COUNTY OF NORFOLK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steve J. Hammond and wife, Renae G. Hammond,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of February, 2023.

My Commission expires: 06-30-2024

Notary Public

TYRONE ANTHONY VAUGHN
NOTARY PUBLIC
REG. #7880495
MY COMMISSION EXPIRES
6/30/2024
COMMONWEALTH OF VIRGINIA