WARRANTY DEED

Karen Johnson Davidson County
Batch# 975509 DEEDWARR
03/01/2023 10:58:50 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20230301-0014506

LR-RMX-2[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF FEBRUARY 2023.

Notary Public

MY COMMISSION EXPIRES: 09.02.2024

(AFFIX SEAL)

HILARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-02-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Building Bordeaux, LLC	**New Owner**	052-05-0-111.00 052-05-0-282.00 052-09-0-262.00
(NAME)	(NAME)	
PO Box 90680		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRAVIS GLENN MANN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BUILDING BORDEAUX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1 (Tax Map and Parcel No. 052-05-0-111.00)

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Map of Montague Subdivision, of record in Book 421, page 129, in the Register's Office for said County, and described according to a copy of a survey thereof made by E. R. Southgate & Son, Surveyors, November 22, 1946, as follows:

Beginning at a point in the westerly margin of Fern Bank Avenue, which point is 573 feet northerly from the northerly margin of East Palestine Avenue, and which point is the terminus of a 15 foot private road shown on said Southgate survey; thence North 54-1/2 degrees West 150 feet to the line between Lots Nos. 16 and 17; thence with said line, North 35-3/4 degrees East 451 feet to a point; thence southeasterly 150 feet to a point in the West line of said 15 foot private road; thence with the line of the same, South 35-3/4 degrees West 451 feet to the beginning.

Being the same property conveyed to Travis Glenn Mann by Warranty Deed from Sandra P. Everhart and husband, Anthony Wayne Everhart of record in Instrument No. 20190131-0009514 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on January 31, 2019.

Tract 2 (Tax Map and Parcel No. 052-05-0-282.00)

Land in Davidson County, Tennessee, being Lot No. 10 of the Resubdivision of part of Lot 17 in Montague Subdivision, of record in Plat Book 547, page 100, Register's Office for Davidson County, more accurately described according to survey by Tommy E. Walker TN Lic. No. 1465 dated 5-29-02 as follows:

Beginning at an iron pin in the northwesterly margin of Fernbank Drive, said pin being the most southeast comer of herein described tract and a common corner to Lot 9 of said subdivision; thence now leaving said margin N 54 deg. 03' 07" W, 150.00' to a set iron pin; thence N 35 deg. 45' 00" E, 57.30' to a set iron pin; thence S 54 deg. 03' 07" E, 150.00' to a set iron pin in the northwesterly margin of said Fernbank Drive; thence with said margin S 35 deg. 45' 00" W, 57.30' to the point of beginning, containing 0.197 acres, more or less.

Being the same property conveyed to Travis Glenn Mann by Warranty deed from Sandra P. Everhart and husband Anthony Wayne Everhart of record in Instrument No. 20190131-0009522 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on January 31, 2019.

Tract 3 (Tax Map and Parcel No. 052-09-0-262.00)

Land in Davidson County, Tennessee, being Lot No. 9 of the Resubdivision of part of Lot 17 in Montague

Subdivision, of record in Plat Book 547, page 100, Register's Office for Davidson County, more accurately described according to a survey by Tommy E. Walker Tennessee License No. 1465 dated May 29, 2002 as follows:

Beginning at an iron pin in the northwesterly margin of Fernbank Drive, said pin being the most southeast corner of herein described tract and a common corner to Lot 8 of said subdivision; thence now leaving said margin N 54 deg. 03' 07" W, 150.00' to a set iron pin; thence N 35 deg. 45' 00" E, 57.30 to a set iron pin; thence S 54 deg. 03' 07" E, 150.00' to a set iron pin in the northwesterly margin of said Fernbank Drive; thence with said margin S 35 deg. 45' 00" W, 57.30' to the point of beginning containing 0.197 acres more or less.

Being the same property conveyed to Travis Glenn Mann by Warranty deed from Jeanette E. Knight, Trustee for The Jeanette E. Knight Revocable Living Trust of record in Instrument No. 20190131-0009523 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on January 31, 2019.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 100, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 129, Register's Office for Davidson County, Tennessee.
- Rights of others in that private road referenced in Deed of record in Instrument Number 20190131-0009514, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1100 Fernbank Dr., 1102 Fernbank Dr, and 1096 Fernbank Drive, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27 DAY OF FEBRUARY, 2023.

Travis Glenn Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRAVIS GLENN MANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212