BOX 10-A

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

Karen Johnson Davidson County
Batch# 997828 DEEDWARR
05/01/2023 09 35 47 AM 3 pgs
Fees $18 00 Taxes $1,979 50
20230501-0031773

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $535,000.00

Affiant

Subscribed and sworn to before me
This 28 day of April, 2023.

Notary Public

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE
NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

My Commission Expires:

Address New Owner as:	Tax Bill To:	Map / Parcel
BRG, LLC **105 Westwood Pl, Ste. 120** **Brentwood, TN 37027**	**New Owner**	**103 03 0 256.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James Craig Fesmire, an unmarried person,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BRG, LLC, a Tennessee Limited Liability Company**, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the westerly 15 feet of Lot No. 4 on the easterly 10 feet of Lot No. 6, of Block 21 on the Plan of an unrecorded portion of Sylvan Park, and being more particularly described as follows:

Said Lot No. 5 and parts of Lots Nos. 4 and 6 adjoin and front together 75 feet on the southerly margin of Nebraska Avenue, formerly 8th Avenue, and extend back between parallel lines, 160 feet to an ally.

Being the same property conveyed to James Craig Fesmire, by Warranty Deed from H. Lynn Greer III and wife, Vida Greer, of record in Instrument No. 20040408-0040459, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 4909 Nebraska Avenue, Nashville, Tennessee 37209.

This Conveyance is subject to the following:

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

TO HAVE AND TO HOLD the said real property 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 the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 28 day of April, 2023.

Grantor:

James Craig Fesmire

James Craig Fesmire

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 28 day of April, in the year 2023, before me the undersigned, personally appeared James Craig Fesmire, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 28 day of April, 2023.

William Altus Pryor
Notary Public

My Commission Expires:

