BOX 10-A

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

Karen Johnson Davidson County
Batch# 997834 DEEDWARR
05/01/2023 09 39 16 AM 3 pgs
Fees $18 00 Taxes $2,960 00
20230501-0031782

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $800,000.00

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
BFH Enterprises, LLC 4117 Hillsboro Pike, Suite 103-265, Nashville, TN 37215	**New Owner**	**115 07 0 027.00**

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, **Fesmire Investments, L.P., a Tennessee Limited Partnership,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BFH Enterprises 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. 52 on the Plan of Brook Meade, Section IV, as of record in Book 2133, Page 93, Register's Office for said County.

Said Lot No. 52 fronts 119.0 feet on the southerly margin of Georgetown Drive and extends back 352.4 feet on the easterly line and 352.4 feet on the westerly line to a broken line in the rear, measuring 118.9 feet thereon.

Being the same property conveyed to Fesmire Investments, L.P., by Quitclaim Deed from James R. Fesmire and wife, Carol S. Fesmire, of record in Book 10739, Page 564, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 615 Georgetown Drive, Nashville, Tennessee 37205.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Easement as of record in Book 5218, Page 874, said Register's Office.
3. Subject to all matters on Plat Book 2133, Page 93, said Register's Office.

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 itself, its successors 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 28th day of April, 2023.

Grantor: Fesmire Investments, L.P.

James R. Fesmire, Managing General Partner

By: James R. Fesmire, Managing General Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **James R. Fesmire, Managing General Partner for Fesmire Investments, L.P.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Managing General Partner for Fesmire Investments, L.P.**, and as such **Managing General Partner,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Fesmire Investments, L.P.,** the within named bargainor, and that he as such **Managing General Partner,** executed the foregoing instrument for the purpose therein contained, by signing the name **James R. Fesmire, as Managing General Partner.**

WITNESS my hand and official seal at Nashville, Tennessee, this 28th **day of** April, **2023.**

William Altus Pryor

Notary Public

My Commission Expires: 