BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 999779 DEEDWARR
05/05/2023 10 04 05 AM 2 pgs
Fees $13.00 Taxes $4,440 00

20230505-0033452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025 (AFFIX SEAL)

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BRG, LLC	Same as New Owner	
(NAME)	(NAME)	117-07-0-194.00
105 Westwood Pl Ste 120		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **BFH ENTERPRISES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 192-A on the Plan of Plan on Re-Subdivision Lot 192, the North part of Noel's Subdivision of Watkins Grove of record in Book 6050, Page 221, 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 Benjamin D. Patyk, an unmarried man, and Russ Patyk, a married man, by Warranty Deed from Kathryn A. Wilson, unmarried, of record in Instrument No. 20120312-0021283 Register's Office for Davidson County, Tennessee, dated February 28, 2012 and recorded on March 12, 2012.

Being the same property conveyed to Benjamin D. Patyk by Quitclaim Deed from Russ Patyk and Kathy Van-Winkle Patyk, husband and wife, of record in Instrument No. 20131022-0110179 Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on October 22, 2013.

Being the same property conveyed to BFH Enterprises, LLC by Warranty Deed of record in Instrument No. 20230505-0033450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3419 Benham Ave , Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28th day of April 28, 2023

BFH ENTERPRISES, LLC

BY._____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BFH Enterprises, LLC, and that he as such Authorized Agent of BFH Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BFH Enterprises, LLC.

Witness my hand and official seal this 28th day of April, 2023

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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Notary Public