BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003686 DEEDWARR
05/16/2023 09 52 34 AM 2 pgs
Fees $13 00 Taxes $13,505 00

20230516-0036458

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,650,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

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
WDI, LLC	Same as New Owner	
(NAME)	(NAME)	
234 Venture Street, Ste 100		160000115, 160000116 & 16000011700
(ADDRESS)	(ADDRESS)	
San Marcos, CA 92078		
(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, **CREATIVE REI, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WDI, LLC, A CALIFORNIA 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 Nos. 6 and 7 of the Re-Subdivision of Lots Nos. 50, 51, 52, 53,54 and the North 1/2 of Lot No. 49 Brentwood Gardens, a plat of which is of record in Book 3842, page 61, Register's Office for Davidson County, Tennessee, to which reference is made for a more accurate description.

Being a portion of the same property conveyed to James A. Ford and wife Zoraid V. Ford by Warranty deed from Walter B. Williams and wife, Margie L. Williams of record in Book 4020, page 792 Register's Office for Davidson County, Tennessee, dated May 25, 1966 and recorded on May 27, 1966.

Being a portion of the same property conveyed to Zoraida V. Ford by Quitclaim deed from James A. Ford of record in Instrument No. 20070713-0083576 Register's Office for Davidson County, Tennessee, dated June 19, 2007 and recorded on July 13, 2007.

Being the same property conveyed to Creative REI, LLC by Warranty Deed of record in Instrument No 20230510-0031649 **Register's Office for Davidson County, Tennessee.**

Being also known as 5617 - 5621 Valley View Rd. Brentwood, TN 37027.

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Re-Subdivision of Lots Nos. 50, 51, 52, 53, 54 and the North one-half of Lot No. 49, Brentwood Gardens of record in Plat Book 3842, Page 61, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 109.08 feet on the West side of Valley View Road and runs back 463.4 feet on its North line and 436.5 feet on its South line to a line in the rear measuring 100.2 feet thereon.

Being the same property conveyed to James D. Hassey, an unmarried and Martha Sue Hassey, an unmarried woman by Warranty deed from Douglas F. Crosier and C. David Crosier of record in Instrument No. 20170417-0036949 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 14, 2017. Martha Sue Hassey died July 19, 2018, her estate being administered through Davidson County Probate Court, Docket No. 18P1613. Last Will and Testament of Martha Sue Hassey devising subject property to her son, James Dudley Hassey. James Dudley Hassey died August 8, 2021, his estate being administered through Davidson County Probate Court, Docket No. 21P1796. Last Will and Testament of James Dudley Hassey devised subject property in equal shares to his sons, John Dudley Hassey and Chandler Ford Hassey. Said Last Will and Testament of James Dudley Hassey also being recorded in Instrument No. 20211008-0135311, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Creative REI, LLC by Warranty Deed of record in Instrument No. 20230511-0035100, Register's Office for Davidson County, Tennessee.

Being also known as 5625 Valley View Rd. Brentwood, TN 37027.

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 5617, 5621, 5625 Valley View Rd , Brentwood, TN 37027
(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 31d day of May, 2023

CREATIVE REI, LLC

BY: _____

DYLAY 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 Creative REI, LLC, and that he as such Authorized Agent of Creative REI, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Creative REI, LLC

Witness my hand and official seal this 31d day of May, 2023

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission expires 4/27/2025

_____
Notary Public