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

BOX 10-A

STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1006353 **DEEDWARR**
05/23/2023 09 53 22 AM 2 pgs
Fees $13 00 Taxes $1,480 00

20230523-0038656

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2023

Notary Public
MY COMMISSION EXPIRES 4/27/2025
File No G23-18461

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bars Hooper Holdings, LLC (NAME)	New Owner (NAME)	043-07-0-065
4117 Hillsboro Pike, Suite 103-265 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Sheila Diane Raymer and Lisa Gay Kamler as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bars Hooper Holdings, LLC, a Tennessee 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 part of Lot No 27 on the Plan of Archwood Acres, Section 2, as of record in Book 2331, Page 12, Register's Office for said County

Beginning on the northerly margin of Roosevelt Avenue at the corner of Lots Nos 26 and 27, thence with the line between said two lots northwardly 239 06 feet to the corner of Lots Nos 26, 27 and 28, thence with the line between said Lots Nos 27 and 28 westwardly 240 feet to the easterly margin of Myatt Drive, thence with the same southwardly 184 26 feet to the beginning of a curve, thence around said curve with a radius of 20 feet southeastwardly 31 42 feet to the northerly margin of Roosevelt Avenue, thence with same eastwardly 150 feet to the beginning

Less and Except the following
BEGINNING at a point in the present Easterly right-of-way line 0f Myatt Drive in the Northwest corner of Lot No 27 on the above-mentioned Plan; thence Easterly along the Northerly line of Lot No 27, 10 feet to a point in the new proposed Easterly right-of-way line of Myatt Drive, thence Southerly along the new proposed Easterly right-of-way line of Myatt Drive, 178 82 feet to a point of curve having a radius of 25 feet, thence along said curve 39 71 feet to a point in the Northerly margin of Roosevelt Avenue, thence Westerly along the Northerly margin of Roosevelt Avenue 15 feet to a point of curve having a radius of 20 feet, 31 42 feet to a point in the Easterly margin of Myatt Drive, thence Northerly along the present Easterly margin of Myatt Drive 184 26 feet to the point of beginning and containing 2,080 square feet

Being the same property conveyed to Sheila Diane Raymer and Lisa Gay Kamler as tenants in common with right of survivorship by Deed dated December 28, 2022, recorded January 11, 2023, in Instrument Number 20230111-0002324, in the Register's Office of Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein

The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 901 Roosevelt Avenue, Madison, TN 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 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 Whenever 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 19th day of May, 2023

Sheila Diane Raymer
Sheila Diane Raymer

Lisa Gay Kamler
Lisa Gay Kamler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2023, before me personally appeared Sheila Diane Raymer and Lisa Gay Kamler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 19th day of May, 2023

Notary Signature
My commission expires 1/28/24

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066