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

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

JM-GRE-23-6004-6008

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
6004 Robertson, LLC	**NEW OWNER**	
(NAME)	(NAME)	**091-09-0-042 00** **091-09-0-041 00**
1326 4th Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRAVES REAL ESTATE PARTNERSHIP, LTD, AN ALABAMA LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **6004 ROBERTSON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Parcel 1 - 6004 Robertson

Land in Davidson County, Tennessee, being the westerly 100 feet of the southerly 200 feet of Lot No 38 on the Map of B F Cockrill's Farm Subdivision of record in Plat Book 161, Page 134 and 135, in the Register's Office for Davidson County, Tennessee

Said part of said lot fronts 100 feet on the northerly side of Robertson Avenue and runs back between parallel lines, along the line between Lots 37 and 38, 200 feet to a dead line

Parcel 2 - 6008 Robertson

Land in Davidson County, Tennessee, being the easterly 67 5 feet of the southerly 150 feet of Lot No 1 on the Plan of Re-Subdivision of Westover of record in Plat Book 421, Page 25, in the Register's Office for Davidson County, Tennessee

Said part of said lot fronts 67 5 feet on the northerly side of Robertson Avenue and runs back between parallel lines 150 feet to a dead line

Being the same property conveyed to Graves Real Estate Partnership, LTD by Warranty Deed from The 2015 Wendy and Jerry Baker Revocable Trust dated August 31st, 2015 of record in Instrument No 20190417-0035447, Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 17, 2019

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 161, Page 134 and 135, Register's Office for Davidson County, Tennessee
- Plan of record in Plat Book 421, Page 25, Register's Office for Davidson County, Tennessee
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 4172, Page 187, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **6004 & 6008 Robertson Avenue, Nashville, Tennessee 37209**

Karen Johnson Davidson County
Batch# 1014923 **DEEDWARR**
06/14/2023 09 44 38 AM 2 pgs
Fees $13 00 Taxes $4,162 50

20230614-0045290

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF JUNE, 2023

Graves Real Estate Partnership, LTD

BY: _____

Jay Graves
Authorized Agent

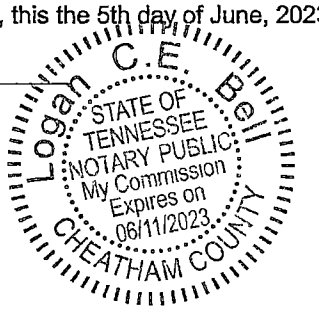
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Graves, signing for Graves Real Estate Partnership, LTD, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be an authorized agent of Graves Real Estate Partnership, LTD, the within named bargainor, a partnership, and that he/she as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of June, 2023

_____
Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212