BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032901 DEEDWARR
08/01/2023 09 59 37 AM 2 pgs
Fees $13 00 Taxes $1,517 00

20230801-0059188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000 00

Affiant

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

Notary Public

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

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Bars Hooper Holdings, LLC	Same as New Owner	
(NAME) 4117 Hillsboro	(NAME)	044-05-0-119.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, **CARRIE ANN CARLTON, A MARRIED WOMAN**, 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 Lot No. 75 on the Plan of Rayon City of record in Plat Book 843, Page 13, 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 Carrie A. Carlton by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL1 of record in Instrument No. 20131113-0117139 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on November 13, 2013.

Being a portion of the same property conveyed to Ensley, LLC, a Tennessee limited liability company by Quitclaim deed from Carrie A. Carlton, a married woman of record in Instrument No. 20150121-0006019 Register's Office for Davidson County, Tennessee, dated January 12, 2015 and recorded on January 21, 2015.

Being the same property conveyed to Carrie Ann Carlton, a married woman by Quitclaim deed from Ensley, LLC of record in Instrument No. 20161109-0118441 Register's Office for Davidson County, Tennessee, dated November 8, 2016 and recorded on November 9, 2016.

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 207 Ensley Ave. Old Hickory, TN 37138
(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 July, 2023

CARRIE ANN CARLTON

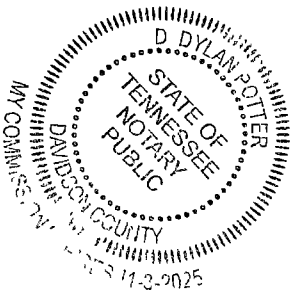
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carrie Ann Carlton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Commission expires



Notary Public