BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745206

Karen Johnson Davidson County
Batch# 1035140 **DEEDWARR**
08/07/2023 09 26 52 AM 2 pgs
Fees $13 00 Taxes $1,243 20

20230807-0060736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$336,000 00~~

Affiant

Subscribed and sworn to before me this 4th day of August, 2023

JOSEPH WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires 4/27/2025

RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information·
Bars Hooper Holdings, LLC 4117 Hillsboro Pike, Suite 103-265 Nashville, TN 37215	New Owner	Tax Parcel ID No 072 06 0 126 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Moriarty and Tim Drown,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bars Hooper Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being parts of Lots G and W on the corrected plan of E.J. Childers' Subdivision of the J H Ambrose Tract, of record in Plat Book 332, Page 134, Register's Office for Davidson County, Tennessee, being parts of Lots No 9 and 10 on the original plan of said subdivision, as of record in Plat Book 57, Page 144, RODCTN.

Beginning on the Easterly margin of Anderson Place at a point 3 feet South of the Southerly margin of Elvira Avenue, thence at right angles Eastwardly and with the Southerly line of a 3 foot reserved strip, 48-1/2, thence at right angles Southwardly 197 feet to the Northeast corner of the property conveyed to G O Cuff and wife, by deed from Percy T. Riddle and wife, of record in Book 1248, Page 439, said Register's Office, thence with said Cuff's Northerly line, Westwardly 48-1/2 feet to the Easterly margin of Anderson Place; thence with same, Northwardly 197 feet to the beginning

Being the same property conveyed to Ryan Moriarty and Tim Drown, by Warranty Deed from Mary Weidrick, of record in Instrument No 20091027-0099022, in the Register's Office of Davidson County, Tennessee, dated October 23, 2009 and recorded on October 27, 2009

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.J. Childers Subdivision of J.H. Ambrose Tract, as recorded in Plat Book 332, Page(s) 134 and Original plan in Plat Book 57, Page 144
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4275, Page 333.
No coverage is provided as to the amount of acreage or square footage of the land

This is improved property located at 1000 Elvira Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2023

Ryan Moriarty

Tim Drown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Moriarty and Tim Drown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 4th day of August, 2023

Notary Public
My Commission Expires: _____

