BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036300 DEEDWARR
08/09/2023 10:12:09 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00

20230809-0061700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF AUGUST, 2023.

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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
Bars Hooper Holdings, LLC	Same as New owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		117-06-0-023.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **FRANK R. FREEMON AND WIFE, LINDA FREEMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARS HOOPER HOLDINGS, LLC,** 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. 39 of Block No. 3 on the Plan of W. V. Davidson's Hillsboro Highlands, Section 2 and 3, as shown on plat of record in Book 843, Page 23, Register's Office for said County.

Said Lot No. 39 fronts 100 feet on the Westerly side of 22nd Avenue, South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Frank R. Freemon and wife, Linda M. Freemon by Warranty deed from Lillian H. Fuqua of record in Book 5030, page 891, Register's Office for Davidson County, Tennessee, dated May 31, 1976 and recorded on June 2, 1976.

Linda Freemon is signing on behalf of Frank R. Freemon pursuant to General Power of Attorney attached hereto as Exhibit "A".

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 2921 22nd Ave S., Nashville, TN 37212
(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 7th day of August, 2023

FRANK R. FREEMON BY LINDA FREEMON, ATTORNEY IN FACT

LINDA FREEMON

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 Linda Freemon, 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 7th day of August, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Linda Freemon, 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 on behalf of Frank R. Freemon and acknowledged that she executed the same as the free act of Frank R. Freemon.

Witness my hand and official seal this 7th day of August, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public

Exhibit "A"

GENERAL POWER OF ATTORNEY

I, FRANK REED FREEMON, of Nashville, Tennessee, do hereby nominate, constitute and appoint my wife, MARY LINDA FREEMON, of Nashville, Tennessee, to act as my true and lawful attorney-in-fact for me and in my name, place and stead, and for my use and benefit:

To exercise, do, or perform any right, power, act, duty or obligation whatsoever that I now have or hereafter may acquire the legal right, power or capacity to exercise, do or perform in connection with, arising out of, or relating to any person, item, thing, transaction, business, real or personal property, or matter whatsoever;

To ask, demand, sue for, recover, collect, receive, and hold and possess all such sums of money, debts, dues, bonds, notes, checks, drafts, accounts, deposits, legacies, bequests, devises, interests, dividends, stock certificates, certificates of deposit, annuities, pension and retirement benefits, insurance benefits and proceeds, documents of title, choses in action, personal and real property, tangible or intangible property and property rights, and demands whatsoever, liquidated or unliquidated, as are now or hereafter shall become due, owing, payable, owed, or belonging to me or in which I have or may acquire an interest, or to have, use and take all lawful ways and means and legal and equitable remedies, procedures and writs in my name for the collection and recovery thereof, and to compromise, settle and agree for the same, and to make, execute and deliver for me and in my name all endorsements, acquittances, releases, receipts, or other sufficient discharges for the same;

To lease, purchase, exchange and acquire, and to bargain, contract and agree for the lease, purchase, exchange and acquisition of, and to take, receive and possess any real or personal property whatsoever, tangible or intangible, or interest therein, on such terms and conditions, and under such covenants, as said attorney-in-fact shall deem proper;

To improve, repair, maintain, manage, insure, rent, lease, sell, release, convey, subject to liens, mortgage, and hypothecate, and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, which I now own or hereafter may acquire, for me and in my name, and under such terms and conditions, and under such covenants, as said attorney-in-fact shall deem proper;

To engage in and transact any and all lawful business of whatever nature or kind for me and in my name;

To sign, endorse, execute, acknowledge, deliver, receive, and possess such applications, contracts, agreements, options, covenants, deeds, conveyances, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loan

or other institutions or associations, proofs of loss, evidences of debts, releases and satisfaction of mortgages, judgments, liens, security agreements, and other debts and obligations, and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted.

I grant to my said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite, necessary and property to be done in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted.

This instrument is to be construed and interpreted as a general power of attorney. The enumeration of specific items, acts, rights or powers herein does not limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers herein granted to said attorney-in-fact.

The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the day this instrument bears date; and such rights, powers and authority shall remain in full force and effect thereafter, notwithstanding any mental or physical debility subsequently affecting me, until a written notice of revocation of same, executed by me and duly acknowledged, has been recorded in the Register's Office of Davidson County, Tennessee, and a copy thereof delivered to my said attorney-in-fact.

Witness my signature hereto on this the 1ST day of NOV., 2022.

FRANK REED FREEMON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1ST day of NOV, 2022, before me personally appeared FRANK REED FREEMON, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as his free act and deed.

In witness whereof, I have hereunto set my hand and official seal at office in Nashville, Tennessee.

MICHELLE MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Comm. Expires: 7-7-25