BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039930 DEEDWARR
08/18/2023 10 30 00 AM 2 pgs
Fees $13 00 Taxes $2,220 00

20230818-0064575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF AUGUST, 2023

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 8/27/2025

(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)	071-16-0-043-00
4117 Hillsboro Pike, Ste 103-265		
(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, **K. ANN JAMES AND RICHARD L. ESCUE**, 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 the Northerly 15 feet of the Westerly 150 feet of Lot No. 2 and Southerly 35 feet of the Westerly 150 feet of Lot No. 3 on the Plan of A.B. Spain's Subdivision of the Lischey Gardens, of record in Book 161, Page 116. Register's Office of Davidson County, Tennessee. Said part of Lot No. 2 and 3 front together 50 feet on the Easterly side of Jones Avenue and runs back together between parallel lines 150 feet to a dead line. Included in the above description, but expressly excluded from this conveyance is that 0.01 acre tract of land conveyed to The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20031203-0173522, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the existing Right-of-Way of Jones Avenue, 16 feet right of station 13+97.68 Project 01-R-05; Thence: Leaving the easterly Right- of Way of Jones Avenue North 14 degrees 06 minutes 34 seconds East, 50 feet to a point 16 feet right of Station 14+47.368 Project 01-R-05; Thence leaving the Easterly Right-of-Way of Jones Avenue, South 75 degrees 53 minutes 26 seconds East, 9 feet to a point; Thence: South 14 degrees 06 minutes 34 seconds West, 50 feet to a point; Thence: North 75 degrees 55 minutes 26 seconds West 9 feet to the point of beginning.

Being the same property conveyed to K. Ann James and Richard L. Escue by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee on behalf of the holders of the Terwin Mortgage Trust 2007-2ALT, Asset-Backed Certificates, Series 2007-2ALT of record in Instrument No. 20100708-0053517 Register's Office for Davidson County, Tennessee, dated June 15, 2010 and recorded on July 08, 2010.

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 1311 Jones Avenue, Nashville, TN 37207-5554
(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 16th day of August, 2023

K ANN JAMES

RICHARD L. ESCUE

STATE OF TENNESSEE
COUNTY OF Grundy

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Ann James and Richard L. Escue, the bargainors, 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 and official seal this 16th day of August, 2023

Commission expires:
07.09.2024

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public