**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4151

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of November, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1069367 DEEDWARR
11/07/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $6,937.50
20231107-0087156

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| BE Family Trust, dated April 11, 2015<br>4511 Beacon Dr.<br>Nashville, TN 37215 | BE Family Trust, dated April 11, 2015<br>4511 Beacon Drive<br>Nashville, TN 37215 | 104-13-0-083.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**James M. Haggard and Lynn S. Haggard, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BE Family Trust, dated April 11, 2015**

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 a part of the S. W. Berger Home Place, shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's Subdivision of part of the S. W. Berger Home Place, made by Lewis D. Justice, Surveyor, December 7, 1948 of record in Book 547, Page 106, Register's Office for said County, and being Lot No. 3 on the Map of R.K. Smith's Sub of Myrtlewood Plat, said S. W. Berger Home Place, and shown on a copy of the plat of record in connection with a sewer line easement plan in Book 1730, page 6, Register's Office for said County, as follows:

Beginning at a point in the Easterly margin of Leonard Avenue, 412.5 feet South of the margin of Whitland Avenue, being the common corner of Lots 2 and 3 as shown on said plan; thence with the line between said lots, Easterly 150 feet to a point; thence Southerly, parallel to the Easterly margin of Leonard Avenue, 60 feet to a point, being the common corner of Lots No. 3 and 4; thence with the line between the same lots, Westerly 150 feet to the Easterly margin of Leonard Avenue; thence with the margin of the same, Northerly 60 feet to the beginning.

Being the same property conveyed to Andrews Wildwood, LLC by Warranty Deed from Sterling Property, LLC, a Tennessee limited liability company, dated June 29, 2017 and recorded July 06, 2017 of record in Instrument Number 20170706-0067772, as corrected by Correction Warranty Deed recorded on April 16, 2019 of record in Instrument Number 20190416-0034853, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Haggard and Lynn S. Haggard, husband and wife by Warranty Deed from Andrews Wildwood, LLC, a Tennessee limited liability company dated April 12, 2019 and recorded April 17, 2019 of record in Instrument Number 20190417-0035196, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 210 Leonard Avenue, Nashville, TN 37205.

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 so 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.

Dated this the 6th day of November, 2023.

James M. Haggard

Lynn S. Haggard

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James M. Haggard and Lynn S. Haggard** 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 at Brentwood, Tennessee this 6th day of November, 2023.

Notary Public
My Commission Expires: 3/15/2025

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

# Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/6/2023.

Affiant Signature – Joshua A. Terry

11/7/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/7/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27