BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1107689
03/06/2024 09:51:57 AM
Fees: $13.00 Taxes: $1,184.00
20240306-0015507

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Exp. April 27, 2025
COUNTY OF WILLIAMSON

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bars Hooper Holdings, LLC	Bars Hooper Holdings, LLC	43-11-37
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265	4117 Hillsboro Pike, Ste 103-265	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240068

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, I/we, **Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper** , hereinafter called the GRANTOR, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

BEING a part of Block No. 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being Lots Nos. 31 and 32 on the unrecorded plan of Blocks Nos. 1 and 13 of said Anderson Estates, Section one, described according to a survey made by Anderson and Joe, Surveyors, August 5, 1946, as follows:

Beginning on the westerly margin of Myatt Drive at a point 585 feet, more or less, north of the northerly margin of DuPont Avenue, being the corner of Lot Nos. 30 and 31; thence with the line between said two lots Westwardly 136 feet to the southeast corner of Lot No. 70; thence with the easterly line of Lots Nos. 70 and 69, northwardly 130 feet to the corner of Lots Nos. 32, 33, 68 and 69; thence with the line between Lots Nos. 32 and 33 eastwardly 136 feet to the westerly margin of Myatt Drive; thence with the said Drive southwardly 130 feet to the beginning.

Included in the above described property, but expressly excluded from this conveyance is land conveyed to Metropolitan Government of Nashville by Deed of record in Book 4384, page 440 and being described as follow:

A strip or parcel of land in the 10th Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Block 13 on the plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County and being a part of Lot Nos. 31 and 32, on the unrecorded plan of Blocks No. 1 and 13 of said Anderson Estates, Section One, and described as follows:

Said strip or parcel of land fronts 130.0 feet on the present Westerly margin of Myatt Drive and runs back between parallel lines 10.0 feet to points on the new relocated Westerly margin of Myatt Drive on which it measures 130.0 feet thereon and containing 1,300 square feet.

There is also hereby conveyed a temporary slope and construction easements that extends 5 feet beyond the above described strip or parcel of land. This easement shall terminate upon the grading of the said easement area to the plans of Myatt Drive or at such time as any other construction performed which would eliminate the need for said easement.

BEING a portion of the property conveyed to Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper, by Quitclaim Deed from Ernest R. Harper, dated April 25, 2012 and filed of record in Instrument No. 20120515-0042041, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 222 Myatt Dr., Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of February, 2024

Mule Train Farms

BY: _____
Ernie Harper, Partner

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ernie Harper, Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be partner of Mule Train Farms , the within named bargainor, a partnership, and that he/she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/herself as partner.

Witness my hand, at office, this 29th of February, 2024.

_____
Notary Public
My Commission Expires:

