Karen Johnson
Batch # 1166774
08/05/2024 02:58:58 PM
Fees: $13.00 Taxes: $1,683.50

Davidson County
DEEDWARR
2 pgs

20240805-0059620

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748198**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2024. Notary Public My Commission Expires: 6/6/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2028

WARRANTY DEED

Address New Owner: Thompson Exempt Trust 35 Music Square East, Ste 320 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-03-0-073.00

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, **LBP, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pendleton Square Trust Company, Inc. Trustee of the Exempt Trust Created by the 2009 Thompson Grandchildren's Trust dated December 29th, 2009 FBO Benjamin Thompson Palmer**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot 244, as shown on the map entitled Inglewood Place, of record in Plat Book 332, page 101, (erroneously shown as page 10 on previous deeds) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 244 fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to the north side of Lot 210.

Being the same property conveyed to LBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DOUGLAS REEVES, II AND KATHRYN REEVES, HUSBAND AND WIFE, of record in Instrument No. 20190412-0033605, dated April 9, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 072-03-0-073.00.

Matters shown on the Plan of record in Plat Book 332, page 101, said Register's Office.

Joint Driveway Agreement of record in Book 8347, page 319, said Register's Office.

This is improved property located at 1304 Stratford 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 1st day of August, 2024.

LBP, LLC

By: Leigh Brown, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Leigh Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of LBP, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such sole member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid sole member.

Witness my hand, at office, this 1st day of August, 2024.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026