BOX 10-A

WARRANTY DEED

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

M.R. SCHODROSKI
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF SEPTEMBER, 2024.

M.R. Schodroski
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3250LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John Fred Von Flue Jr. and Desiree Dawn Von Flue	John Fred Von Flue Sr Desiree Dawn Von Flue	178 00 0 036.00
9563 Highway 96	7309 Calle los Batiquitos	
Franklin, TN 37064	Bakersfield, CA 93309	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CANDI BAINBRIDGE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN FRED VON FLUE JR. AND DESIREE DAWN VON FLUE HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 9563 Highway 96, Franklin, TN 37064

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 5th day of September, 2024.

X Candi Bainbridge
Candi Bainbridge

Karen Johnson Davidson County
Batch # 1179105 **DEEDWARR**
09/09/2024 09:52:36 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20240909-0069094

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CANDI BAINBRIDGE, the bargainor(s), 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 at Franklin, Tennessee, this 5th day of September, 2024.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

24-3250LA

EXHIBIT A - LEGAL DESCRIPTION

Land in the 9th Civil District of Davidson County, Tennessee, on the West side of Tennessee Highway No. 96, as shown on an unrecorded map prepared by Barge, Waggoner & Sumner dated June 26th, 1970, and being more particularly described as follows:

Beginning at a point at the intersection of the Westerly margin of Tennessee Highway No. 96 and the Northerly line of the property conveyed to Maggie B. Allison as recorded at Page 242, of Book 548, in the Register's Office for Davidson County; Thence in a Southwesterly direction with Maggie B. Allison's Northerly boundary and with the meanders of a fence South 54 1/2 degrees West, 1058.2 feet to the center of East Fork Creek; Thence in a Northerly direction with the meanders of the center line of East Fork Creek North 21 degrees 41 minutes West, 299 feet; Thence leaving East Fork Creek in an Easterly direction parallel to Allison's Northerly boundary North 54 1/2 degrees East, 912.2 feet to a point in the Westerly margin of Highway No. 96; Thence with the Westerly margin of Highway No. 96 in a Southeasterly direction with a curve to the left, the said curve having a cord of South 49 degrees 54 minutes East 299.8 feet, a length of three hundred feet to the Point of Beginning, containing 6 1/2 acres, more or less.

Being the same property as conveyed to Candi Bainbridge, by Warranty deed from Dixie D. Riddle and William S. Riddle, wife and husband, dated June 12, 2020 and recorded on June 22, 2020 in Record Instrument # 20200622-0066948, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion.

5. The rights of others in and to the use of the waters of East Fork Creek located on the premises and the natural flow thereof.