

**CORPORATE FORM
WARRANTY DEED**

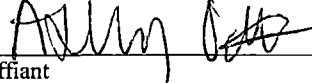
Property address:
25 lots Highland Park Subdivision
Oakland, TN 38060

Owner's name and address:
Bluff City Builders, LLC
6554 London Drive
Memphis, TN 38120

Mail tax bills to:
Bluff City Builders, LLC
6554 London Drive
Memphis, TN 38120



I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is \$2,000,000.00.



Affiant

Subscribed and sworn to before me this 7th day of February, 2022.



Notary Public

My Commission Expires: _____

This instrument prepared by and return to:
Southern Trust Title Company
7500 Capital Drive
Germantown, TN 38138
File No.: 5801468

THIS INDENTURE, made and entered into this 7th day of February, 2022, by and between

Valleybrook Development, LLC, A Tennessee Limited Liability Company, party of the first part and

Bluff City Builders, LLC, A Limited Liability Company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Oakland, County of Fayette, State of Tennessee.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25, High Park subdivision as recorded in Plat Book 11, Page 215 in the Register's office of Fayette County, Tennessee to which plat reference is hereby made for a more particular description of said lots.

This property being the same property conveyed to the Grantor(s) by Warranty Deed recorded in Instrument Number 21003427 in said Register's Office.

Parcel Number: 080 014.18

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is/are lawfully seized in fee of the aforescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

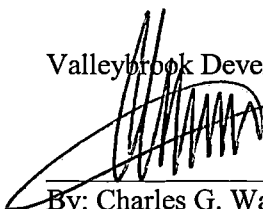
Subdivision and/or Condominium restrictions including but not limited to any declaration covenants conditions restrictions, master deed or recorded plat, building lines and easements of record as of the date of the purchase and sale agreement, zoning, and any subsequent years' taxes not yet due and payable,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

Valleybrook Development, LLC

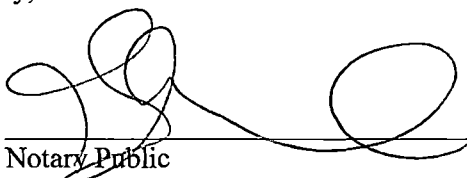

By: Charles G. Wardlow, II, Assistant Secretary

STATE OF TENNESSEE,
COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles G. Wardlow, II** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **Assistant Secretary** (or other officer authorized to execute the instrument) of **Valleybrook Development, LLC**, the within named bargainor, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of **Valleybrook Development, LLC** by himself/herself as **Assistant Secretary**.

WITNESS my hand and Notarial Seal this 7th day of February, 2022.

My commission expires: _____

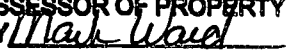


Notary Public

This instrument prepared by:
Southern Trust Title Company
7500 Capital Drive
Germantown, TN 38138
File No.: 5801468

(FOR RECORDING DATA ONLY)

FAYETTE COUNTY
TRANSFER

FEB 11 2022

MARK WARD
ASSESSOR OF PROPERTY
BY 

22001123	
2 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 120047	
02/11/2022 - 02:34 PM	
VALUE	2000000.00
MORTGAGE TAX	0.00
TRANSFER TAX	7400.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	7413.00
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	