WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/07 15:21 2 pgs
Fees:13.00 Taxes:558.70

20070424-0048968

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Bryant	Dennis Bryant	Map 61-16
(NAME)	(NAME)	
1422 Greenland Avenue	557 Brixham Park Dr.	
(ADDRESS)	(ADDRESS)	Parcel 336
Nashville, TN 37216	Franklin, Tn 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Blue Ridge Investment Group, LLC**, a Delaware Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Bryant, an unmarried man**, 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:

Being Lot No. 10, Block "C" of the Country Club Estates, as shown of record in Book 843, Page 95, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 10 fronts 100 feet on the westerly side of Greenland Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Blue Ridge Investment Group, LLC by Quitclaim Deed from Amy C. Czerwinski (formerly known as Amy C. Mallicote), a Married Woman, filed for record as Instrument No. 20051221-0512739, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plan of record in Book 843, Page 95, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1422 Greenland Avenue, Nashville, TN 37216

(House Number) (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 we do 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.

Witness my hand this 23 day of April, 2007.

Blue Ridge Investment Group, LLC

By: Amy Czerwinski, Member
Amy Czerwinski, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Amy Czerwinski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Blue Ridge Investment Group, LLC , the within named bargainor, a limited liability company, and that such Amy Czerwinski executed the foregoing instrument for the purpose therein contained, by personally signing the name of Blue Ridge Investment Group, LLC as Member.

Witness my hand and official seal at Mt. Juliet, Tennessee this 23 day of April, 2007.

Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY