WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/08 15:41 2 pgs
Fees:13.00 Taxes:1919.45

20080929-0098855

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,770.00

Tom Fouce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana L. Maher	Diana L. Maher	118-7-210
(NAME)	(NAME)	
500 East Iris Drive	500 East Iris Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, The Blue Room, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dianna L. Maher, 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:

Land in Davidson County, Tennessee, being Lot(s) No. 16, as shown on the map entitled Block H, on the map of Berry Hill Gardens, of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 16 fronts 68 feet on the easterly side of East Iris Drive and runs back between lines 143.1 feet on the north and 143.8 feet on the south line to a dead line in the rear on which it measures 53 feet.

Being the same property conveyed to BLUE ROOM, LLC, by deed from BARBARA E. ISHAM AND HUSBAND, KENNETH E. ISHAM, of record as Instrument No. 20010705-0071518, dated June 29, 2001, said Register's Office.

This conveyance is subject to: 2008 county property taxes, a lien, but not yet due and payable; and all matters appearing on the plan of record in Plat Book 1130, page 36, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 500 East Iris Drive, Nashville, TN 37204

(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 25th day of September, 2008.

The Blue Room, LLC

By: Tom Fouce, chief manager

Tom Fouce, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Tom Fouce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of The Blue Room, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of The Blue Room, LLC, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE TN, this 25th day of September, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012