WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086185 DEEDWARR
Recvd: 10/04/13 14:39 2 pgs
Fees:13.00 Taxes:2775.00
20131004-0104713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
213 & 215 Bowling Avenue, LLC	**Same As New Owner**	
(NAME) **P.O. Box 50028**	(NAME)	**Map 104-09-0**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	**Parcel 242.00**
(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, **INDIGO DEVELOPMENT, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **213 & 215 BOWLING AVENUE, LLC, a Tennessee limited liability company,** 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 two tracts of land described as follows:

Tract No. 1: Being the southerly 62 ½ feet of Lot No. 5 of Block "J" on the Plan of Whitland Realty Company's Subdivision as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 52 ½ feet on the westerly side of Bowling Avenue and extends back between parallel lines, 180 feet to a dead line.

Tract No. 2: Being the southerly 25 feet of Lot No. 4 and the northerly 37 ½ feet of Lot No. 5 of Block "J" on the Plan of Whitland Realty Company's Subdivision as of record in Book 332, page 141.

Said parts of Lots Nos. 4 and 5 front together 52 ½ feet on the westerly side of Bowling Avenue and extends back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Indigo Development, LLC, a Tennessee limited liability company by Warranty Deed from Mary Ann Chester, filed for record on August 30, 2013 Instrument No. 20130830-0091887, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) 2013 real property taxes have been paid, prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 332, page 141, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **213 Bowling Avenue, Nashville, TN 37215**

(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 4th day of October, 2013.

Indigo Development, LLC

By: _____
Jeff Miller, Chief Manager

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Jeff Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chief Manager of Indigo Development, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 4th day of October, 2013.

Commission expires:

ROBERT L. RUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

_____
Notary Public