161.-

BILL GARRETT, Davidson County
Trans:T20140018132 DEEDWARR
Recvd: 03/18/14 13:10 2 pgs
Fees:13.00 Taxes:148.00
20140318-0022367

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Sworn to and subscribed before me this 28 day of Feb., 2014.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Blue Chip Investment, LLC	Same	08111023800
2208 White Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Venture Properties**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Blue Chip Investments, LLC**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the north 33 1/3 feet of Lot No. 354 on the Plan of D. T. McGavock and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 354 fronts 33 1/3 feet on the west side of 16th Avenue, North, and runs back between parallel lines 170 feet (described incorrectly on previous deeds as 190 feet) on to an alley.

Being the same property conveyed to Venture Properties by deed from Johnny Burroughs and Linda Burroughs, of record in Instrument No. 20140318-0022306, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of usual residence of Grantor, herein.

This is property known as 1753 16th Avenue, North, Nashville, TN 37208

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 28th day of February, 2014.

VENTURE PROPERTIES
By:

Araminta Williams

ARAMINTA WILLIAMS
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public, Araminta Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a partner of Venture Properties, a partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 28th day of February, 2014.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14