BILL GARRETT, Davidson County
Trans:T20140022560 DEEDWARR
Recvd: 04/03/14 13:23 2 pgs
Fees:13.00 Taxes:181.30
20140403-0027819

19430

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 $49,000.00.

Affiant

Sworn to and subscribed before me this 1 day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 5-20-14

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

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Open Line Enterprises, LLC	Same	~~093090001100~~
8 Academy Place, Apt. 209		093090001100
Nashville, TN 37210-2031		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and the agreement to assume and pay a certain deed of trust, of record in Instrument No. 20130402-0032043, as assigned in Instrument No. 20140225-0016158, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Blue Chip Investments, LLC**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Open Line Enterprises, 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 northerly 33 feet of the southerly 65 feet of the easterly 242 feet of Block 11, on the Map of Clifton Plan of Lots, as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee.

Said part of said Block fronts 33 feet on the west side of 39th Avenue, North, and runs back between parallel lines, 202 feet to an alley. Prior deeds described the dimensions of said property as 33 feet x 242 feet. However, the records of the Metropolitan Government for Nashville and Davidson County, Tennessee, show the dimensions to be 33 feet x 202 feet.

Being the same property conveyed to Blue Chip Investment, LLC by deed from Home Trust Partners, a Tennessee General Partnership, of record in Instrument No. 20130402-0032042, Register's Office for Davidson County, Tennessee.

This is improved property known as 615 39th 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 ourselves, our 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 1st day of April, 2014.

BLUE CHIP INVESTMENTS, LLC
By:

ROBERT HUDSON,
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, The undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Blue Chip Investments, LLC, a limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Managing Member.

WITNESS my hand and seal, at Office this 1st day of April, 2014

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

NOTARY PUBLIC

My Commission Expires: 5-28-14.