Davidson County	DEEDWARR
Recvd: 10/31/14 08:00	3 pgs
Fees:18.00 Taxes:2667.61	
20141031-0100362	

140958

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,975.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October 2014 Notary Public MY COMMISSION EXPIRES: 9/1/18 (AFFIX SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Neil Zacharuk	F & M Bank	103 03 0 105.00
(NAME) 9 Music SQ S	(NAME) P.O. Box 451	
(ADDRESS) Nashville TN 37203	(ADDRESS) Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Twenty Thousand Nine Hundred Seventy-Five And No/100 Dollars ($720,975.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Indigo Development, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Neil Zacharuk**, 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:

(13)

* married

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the westerly 50 feet of the easterly 160 feet of the southerly 150 feet of Block 18 on the Map of Realty Savings Bank and Trust Company revised plan of west extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee. Being the remaining property being described in Book 6669, page 659, said Register's Office for Davidson County, Tennessee.

Said part of Block 18 fronts 50 feet on the northerly side of Idaho formerly Fifth Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ellen Adams Dougherty a/k/a Ellen Adams Carroll, by Quitclaim Deed from Mark Carroll filed of record 02/07/1990 of record in Book 8041, page 693 and by Installment Deed from Laura A. Rudy filed of record in Book 7454, page 23, said Register's Office. The said Ellen Adams Dougherty and Ellen Adams Carroll being one and the same person and she now goes by the name of Ellen A. Glennon.

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Further being the same property conveyed to Indigo Development, LLC, a Tennessee Limited liability company by Warranty Deed dated 10/24/2013 from Ellen A. Glennon, unmarried and filed of record in Instrument No. 20131025-0111322, Register's Office for Davidson County, Tennessee. Consideration of last transfer amount is $210,000.00, dated 10/24/13.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5004 Idaho Ave, Nashville, TN 37209

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, has 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 our hands this 17th day of October, 2014.

Indigo Development, LLC

BY: _____
Jeff Miller
Authorized Signatory

STATE OF TN

OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, 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/herself to be the Manager Member and is authorized to execute the instrument on behalf of Indigo Development, the within named bargainor, and that he/she as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Managing Member

Witness my hand and official seal, this the 28th of October, 2014.

_____
Notary Public

My Commission Expires: 9/10/18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

