WARRANTY DEED

File #15400

BILL GARRETT, Davidson County
Trans:T20150020650 DEEDWARR
Recvd: 03/20/15 15:41 2 pgs
Fees:13.00 Taxes:1110.00
20150320-0024395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob A. Bickelman	Fremla Mortgage, LLC	-083-03-01-001.00-CO
(NAME)	(NAME)	
117-B Creighton Avenue	PO Box 26410	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Santa Ana, CA 92799	
(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, I, **BCG Properties LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob A. Bickelman and Morgan Chick, both unmarried, as Tenants in Common with the Right of Survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 117 Creighton Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140813-0072868, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to T. Blake Cothran, married and Charles Galiwango, married by Warranty deed from Judy Ann Cothran of record in Instrument No. 20140807-0071243 Register's Office for Davidson County, Tennessee, dated August 5, 2014 and recorded on August 7, 2014. Thence being a portion of the same property conveyed to BCG Properties, LLC, a Tennessee limited liability company by Quitclaim deed from T. Blake Cothran, married and Charles Galiwango, married of record in Instrument No. 20140813-0072867 Register's Office for Davidson County, Tennessee, dated August 12, 2014 and recorded on August 13, 2014

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 117-B Creighton Avenue, Nashville, TN 37206
(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 19th day of March, 2015.

BCG Properties LLC,

BY: T. Blake Cothran MEMBER
T. Blake Cothran, Managing Member

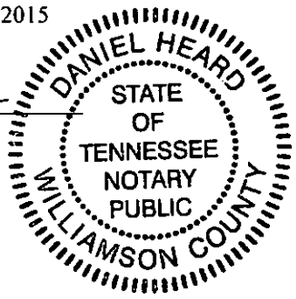
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared T. Blake Cothran, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Manager (or other officer authorized to execute the instrument) of BCG Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Managing Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Manager.

Witness my hand and seal, at office in Brentwood, Tennessee, this 19th day of March, 2015

My Commission Expires: 9-5-2016

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027