WARRANTY DEED

File #16015

BILL GARRETT, Davidson County
Trans:T20160009365 DEEDWARR
Recvd: 02/03/16 12:55 2 pgs
Fees:13.00 Taxes:425.50
20160203-0010571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2016.

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
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
GP Luxury, LLC	Same	138080B01700; 138080B01800;
(NAME) P O Box 2966	(NAME)	138080B02800; 138080B02900;
(ADDRESS) Brentwood, TN 37024	(ADDRESS)	138080B04800; 138080B03000 *SEE BELOW FOR MORE
(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, **Bayview Venture, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GP Luxury, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Unit No. 124, 126, 128, 130, 132, 134, 219, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 238, and 240, on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040210-0016203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Bayview Venture, L.L.C., a Tennessee Limited Liability Company by Warranty deed from Opal Frances Smith, Trustee (under that Living Trust Agreement of Opal Frances Smith dated January 28, 1998) and Ronnie L. Jones, Successor Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998), each having a one-half (1/2) undivided interest as tenants-in-common without right of survivorship of record in Instrument No. 20030404-0044870 Register's Office for Davidson County, Tennessee, dated April 03, 2003 and recorded on April 04, 2003.

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 x
This is improved property, known as 25 Units Lake Ridge Village, Nashville, TN 37217
(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.

*138080B04900; 138080B03100; 138080B05000; 138080B03200; 138080B05100; 138080B03300; 138080B05200; 138080B03400; 138080B05300; 138080B03500; 138080B05400; 138080B03600; 138080B05500; 138080B05600; 138080B05700; 135080B01300; 135080B01400; 135080B01500; 135080B01600;

Witness my hand this 29th day of January, 2016.

Bayview Venture, LLC, a Tennessee limited liability company

BY: _____
Harry G. Demetros, Jr., Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Harry G. Demetros, Jr., 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 Member (or other officer authorized to execute the instrument) of Bayview Venture, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and seal, at office in Brentwood, Tennessee, this 29th day of January, 2016

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