BILL GARRETT, Davidson County
Trans:T20160027589 DEEDWARR
Recvd: 04/05/16 12:46 2 pgs
Fees:13.00 Taxes:629.00
20160405-0032554

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-2018

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **BLUECASTLE, LLC** | **SAME** | **051-07-0-062.00** |
| (NAME) **4117 HILLSBORO PIKE #103-305** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37215** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EQUITY TRUST COMPANY CUSTODIAN FBO GREGORY B. PITTS IRA, 50% UNDIVIDED INTEREST AND EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA, 50% UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUECASTLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND/OR 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 Lot No. 1 as shown on the map entitled Final Plat (Zone RS15) Resubdivision of Part of Parcel "C" Stratton Heights, of record in Instrument No. 20030602-0074361, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Equity Trust Company Custodian FBO Gregory B. Pitts IRA, 50% undivided interest and Equity Trust Company Custodian FBO Virginia N. Pitts IRA,50% undivided interest from Nancy S. Sutton by deed dated November 8, 2007 of record as Instrument No. 20071115-0133843, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20030602-0074361, Easement of record in Instrument No. 20120228-0017172, and any and all other easements, conditions and restrictions which may affect the premises of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **1123 GIBSON DRIVE F/K/A 116 W. DUE WEST AVE., MADISON, TN 37115**

(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 GRANTEE, her heirs and assigns forever; and we do 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 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 GRANTEE, her 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 ~~March,~~ April 2016.

**EQUITY TRUST COMPANY CUSTODIAN FBO GREGORY B. PITTS IRA, 50% undivided interest**

Matt Collier

**BY: MATT COLLIER**
**Corporate Alternate Signer**

**EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA, 50% undivided interest**

Matt Collier

**BY: MATT COLLIER**
**Corporate Alternate Signer**

**STATE OF OHIO**
**COUNTY OF** Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matt Collier, 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 Corp Alt. Signer of **EQUITY TRUST COMPANY CUSTODIAN FBO GREGORY B. PITTS IRA, 50% UNDIVIDED INTEREST,** the within-named bargainor, a Corporation and that he/she as such corp alt signer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **EQUITY TRUST COMPANY CUSTODIAN FBO GREGORY B. PITTS IRA, 50% UNDIVIDED INTEREST,** by himself/herself as such corp alt signer.

Witness my hand and official seal at office this 1st day of ~~March~~ April, 2016.

Notary Public

My commission expires: 8-10-16.

NOTARY PUBLIC STATE OF OHIO

MICHELLE GOLDBACH
Notary Public, State of Ohio
My Commission Expires
August 10, 2016

**STATE OF OHIO**
**COUNTY OF** Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matt Collier, 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 Corp Alt. Signer of **EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA, 50% UNDIVIDED INTEREST,** the within-named bargainor, a Corporation and that he/she as such corp alt signer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA, 50% UNDIVIDED INTEREST,** by himself/herself as such corp alt signer.

Witness my hand and official seal at office this 1st day of ~~March~~ April, 2016.

Notary Public

My commission expires: 8-10-16.

NOTARY PUBLIC STATE OF OHIO

MICHELLE GOLDBACH
Notary Public, State of Ohio
My Commission Expires
August 10, 2016