THIS INSTRUMENT PREPARED BY: DAVID C. RISNER, ATTORNEY AT LAW, P.O. BOX 594, KINGSTON SPRINGS, TENNESSEE 37082

BILL GARRETT, Davidson County
Trans:T20160043606 DEEDWARR
Recvd: 05/24/16 13:32 2 pgs
Fees:13.00 Taxes:669.70
20160524-0052054

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $181,000.00.

Affiant

Subscribed and sworn to before me this the 20 day of May, 2016.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 1-6-20

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Blue Ridge Homes, LLC Series 23	OWNER	NEW OWNER Map 091-07-0
700 51st Avenue North		Parcel 121.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and such other mutual promises of value, DAVID L. BIBEE, unmarried, has bargained and sold, and by these presents does hereby transfer and convey, to BLUE RIDGE HOMES, LLC Series 23 established as an entity within BLUE RIDGE HOMES, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of his right, title, and interest in and to certain tracts or parcels of land situated in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 1120 and the Westerly 8 and 1/3 feet of Lot No. 1118, Block 174, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.
>
> Said Lot and part of said Lot front together 33 and 1/3 feet on the Southerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to David L. Bibee by Quitclaim Deed from Frances Bibee, unmarried of record in Book 11573, page 557, Register's Office for Davidson County, Tennessee, dated May 20, 1999 and recorded on July 15, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 5213 Tennessee Avenue, Nashville, Tennessee 37209-2035.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 20 day of May, 2016.

David L. Bibee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named David L. Bibee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 20 day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 6.20