Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Price and Leah Price	New Owner	
5304 Kentucky Avenue		09107042500
Nashville, TN 37209		
(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, **Blue Ridge Homes, LLC, Series 15, established as an entity within Blue Ridge Homes, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mark Price and wife, Leah Price,**

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:

Land in Davidson County, Tennessee, being Lot No. 1207 of Block No. 185, in the Plan No. 1, West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blue Ridge Homes, LLC, Series 15 by Quitclaim deed from Blue Ridge Homes, LLC, Series 1 of record in Instrument No. 20111020-0081571 Register's Office for Davidson County, Tennessee, dated October 18, 2011 and recorded on October 20, 2011.

Being a portion of the same property conveyed to Blue Ridge Homes, LLC, Series 15, established as an entity within Blue Ridge Homes, LLC, a Tennessee limited liability company by Quitclaim deed for separation of Tax Parcels from Blue Ridge Homes, LLC, Series 15 of record in Instrument No. 20160108-0002061 Register's Office for Davidson County, Tennessee, dated January 07, 2016 and recorded on January 08, 2016.

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 **5304 Kentucky Avenue, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20160076810 DEEDWARR
Recvd: 09/01/16 14:00 2 pgs
Fees:13.00 Taxes:1406.00
20160901-0092131

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 Grantor's hand this the 25 day of August, 2016.

Blue Ridge Homes, LLC, Series 15, established as an entity
within Blue Ridge Homes, LLC

BY: _____
Mark Allen Hayes, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Mark Allen Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Blue Ridge Homes, LLC, Series 15, established as an entity within Blue Ridge Homes, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Manager. Witness my hand and official seal this the 25 day of August, 2016.

My Commission Expires: 1-6-20

_____
Notary Public

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