This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1378**

BILL GARRETT, Davidson County
Trans:T20160112022 DEEDWARR
Recvd: 12/20/16 14:52 2 pgs
Fees:13.00 Taxes:814.00
20161220-0133747

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/15/2016**, by and between **Blue Summit Properties LLC, a Nevada Limited Liabilty Company,,** parties of the first part, and **Saving Graces LLC, a Tennessee Limited Liability Company,** , party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the West one-half of Lot No. 7 on the Plan of Sneed & Hamilton's Resubdivision of Lots 2,3,7,8,9,10,15,16,17 and 18 in First Subdivision of Brownsville of record in Plat Book 161, 149, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Blue Summit Properties, LLC by Warranty Deed from Dustin Scott Timblin, an unmarried man dated 06/03/2016, of record in Instrument No. 20160617-0061663, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Dustin Scott Timblin, an unmarried man by Warranty Deed from Matthew T. Sullivan and Taylor M. Sullivan, husband and wife, dated 05/30/2014, of record in Instrument No. 20140529-0046098, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **83 6 176**
☒ Improved **209 Fall St, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Blue Summit Properties LLC,
By: Joseph J. Buzako, III,
Manager

Blue Summit Properties LLC,
Stacy B. Buzako
Manager

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared Joseph J. Buzako, III, and Stacy B. Buzako with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge themself to be the **Managers of Blue Summit Properties. LLC.**, the within named bargainor, a corporation, and that they as such authorized officers, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officers.

Witness my hand and Notarial Seal this 15th day of December, 2016..

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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Owner's Name: **Saving Graces LLC**

and Address: **209 Fall St, Nashville, TN 37206**

Mail tax bills to

Meridan Capital Group LLC
5115 Maryland Way
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$220,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 15th day of December, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.