THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170110573**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $163,000.00. Affiant Subscribed and sworn to before me this 21st day of February, 2017. Notary Public My Commission Expires:

SANDRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20170016627 DEEDWARR
Recvd: 02/27/17 08:45 2 pgs
Fees:13.00 Taxes:603.10
20170227-0018991

WARRANTY DEED

Address New Owner: Blue Gates, LLC 992 Davidson Dr Ste B Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086-12-0-108.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christy Odum now known as Christy Boswell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blue Gates, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 15, Rockwood Estates, as shown by plat of record in Instrument No. 20001013-0102078, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christy Odum, an unmarried person by Warranty Deed from Daniel Medders, unmarried, recorded on the 16th day of March, 2007 in Instrument No. 20070316-0032328, in the Register's Office of Davidson County, Tennessee.

Christy Odum and Christy Boswell being one and the same person.

Phillip Boswell joins in the signing of this instrument to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROCKWOOD ESTATES, as recorded in Instrument No. 20001013-0102078.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010228-0018556.

This is improved property located at 1020 SADDLESTONE DR Hermitage, TN 37076-2971.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2017.

Christy Odum NKA Christy Boswell Phillip Boswell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christy Odum NKA Christy Boswell and Phillip Boswell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2017.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018