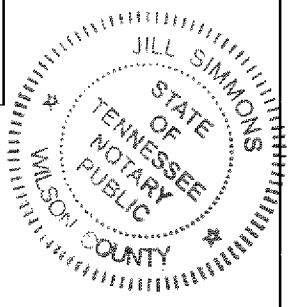
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/17 15:40 3 pgs
Fees:18.00 Taxes:554.63
20170303-0021546



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blue Horseshoe of Tennessee, LLC	Blue Horseshoe of Tennessee, LLC	07112022600
(NAME)	(NAME)	
5801 Seven Points Trace	5801 Seven Points Trace	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Femika Gill, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Blue Horseshoe of Tennessee, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), 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. 153, on the plan of Victory Heights Subdivision, of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Femika Gill, unmarried, by Warranty Deed from Anthony Whitelow and wife, Shirley Whitelow dated May 30, 2001 and recorded May 4, 2001 of record in Instrument No. 20010604-0057524, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 718 Oneida Avenue, Nashville, TN 37207
(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(S), assigns forever; and we do covenant with the said GRANTEE(S)

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(S), 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 27th day of February, 2017.

Femika Gill

State of Tennessee
County of Wilson

Personally appeared before me Femika Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2017.

Notary Public _____
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

