RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168333

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170029413 DEEDWARR
Recvd: 04/07/17 09:57 2 pgs
Fees:13.00 Taxes:712.25
20170407-0034101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2017.

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Blue Gates, LLC 845 Marina Blvd San Francisco, CA 94123	Same address as new owner	053 11 0 073.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Two Thousand Five Hundred and 00/100 Dollars ($192,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **VAN WEBBER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BLUE GATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being Lot No. 15 of Block "B," on a Map entitled Subdivision Map 3, of the Life & Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, said Register's Office, to which map reference is hereby made for a more complete description.

Being part of the same property conveyed to Van Webber, LLC, a Tennessee limited liability company, by Warranty Deed from Cornerstone Investments, Inc., a Tennessee Corporation, dated 5/31/2016, recorded 6/6/2016, of record in Instrument #20160606-0056486, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 149 Park Circle, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 974, page 11; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successor and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 31st day of March, 2017.

VAN WEBBER, LLC

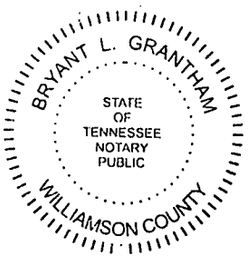
BY: _____

RICHARD VAN KLUYVE, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of March, 2017, before me, appeared Richard Van Kluyve, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the managing member of Van Webber, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Van Webber, LLC, and said officer acknowledged said instrument to be the free act of deed of said Van Webber, LLC.

WITNESS my hand and seal, this the 31st day of March, 2017.



_____
Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017