Prepared by:
Record and Return to:
Chapman & Rose, PLLC
802 Richard Jones Road, Suite 120A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170030714 DEEDWARR
Recvd: 04/12/17 09:10 2 pgs
Fees:13.00 Taxes:619.75
20170412-0035571

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $167,500.00

Affiant

Subscribed and sworn to before me, this the 10 day of April, 2017.

Notary Public
My Commission Expires:

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Blue Gates, LLC 845 Marina Blvd San Francisco, CA 94123	New Owner	063-16A-044.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jerry Shane Cohoon and wife, Emily Cohoon**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Blue Gates, LLC, a Tennessee limited liability company,** 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. 167 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Book 6900, Pages 550 thru 552 and Certificate of Correction of record in Book 7462, Page 445 and as amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Quitclaim Deed from Robert C. Hutchinson to Jerry Shane Cohoon and wife Emily Cohoon, as recorded on 04/07/2017 in Instrument No. 201704070034291; Quitclaim Deed from Jerry Shane Cohoon to Jerry Shane Cohoon and wife, Emily Cohoon, as recorded on the 4th day of May, 2009 in Instrument No. 20090504-0040561; Warranty Deed from Christopher S. LaRocque and Jenni H. LaRocque to Jerry Shane Cohoon, unmarried, as recorded on the 18th day of August, 2006 in Instrument No. 20060818-0102229 and Warranty Deed from Fox Ridge Homes, Inc. to Christopher S. LaRocque and wife, Jenni H. LaRocque, and Robert C. Hutchison, as joint tenant with right of survivorship, as recorded on the 3rd day of August, 1998 in Deed Book 11047, Page 682, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 656 Granwood Blvd, Old Hickory, TN 37138

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 7th day of April, 2017.

Jerry Shane Cohoon

Emily Cohoon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jerry Shane Cohoon and Emily Cohoon**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7 day of April, 2017.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019