WARRANTY DEED

STATE OF Tennessee

COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF April, 2017.

(Affix Seal) Notary Public

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BLUEGATES-H17103

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Blue Gates, LLC, a Tennessee limited Liability company	NEW OWNER's	161.10-0A-052.00 CO
845 Marina Blvd.		
San Francisco, CA 94123-1024		

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 consideration, the receipt of which is hereby acknowledged, I/we, JOHN LY AND SPOUSE, HANH LE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BLUE GATES, LLC, a Tennessee limited liability company, called the Grantee(s), it's successors and assigns, that 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. 71 on the Villages of Brentwood Phase One of record in Book 5200, page 613, Register's Office for said County.

Being the same property conveyed to John Ly and spouse, Hanh Le by Deed of record in Inst # 20040630-0077576, recorded 06/30/2004, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 5268 Village Way, Nashville, Tennessee 37211 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20170030785 DEEDWARR
Recvd: 04/12/17 10:01 2 pgs
Fees:13.00 Taxes:788.10
20170412-0035681

Witness my/our hand(s) this 7th day of April, 2017 :

John Ly

Hanh Le

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JOHN LY AND SPOUSE, HANH LE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 7th day of April, 2017.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019