BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2017. Notary Public MY COMMISSION EXPIRES: 11/5/2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY J. WALKER, TRUSTEE OF THE 223 FOXBORO DRIVE LAND TRUST DATED MAY 11, 2017	**SAME**	**042-13-0-085.00**
(NAME) **118 A WEST MAIN STREET**	(NAME)	
(ADDRESS) **MOUNTAIN CITY, TN 37683**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170041087 DEEDWARR
Recvd: 05/15/17 11:17 2 pgs
Fees:13.00 Taxes:1036.00
20170515-0047880

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BLUE CANYON PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY J. WALKER, TRUSTEE OF THE 223 FOXBORO DRIVE LAND TRUST DATED MAY 11, 2017**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 22 on the Plan of Section Two, Hedgewood Hills, of record in Book 3700, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Blue Canyon Properties, GP, from The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank N.A. as Trustee, by deed dated December 11, 2007, of record as Instrument No. 20071218-0145080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 3700, Page 44; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6220, Page 7; and any and all other easements, restrictions, and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

*****The Grantee does hereby grant the Grantor the right of first refusal to purchase said property, if and when said property is offered for sale*****.**

Unimproved ( )
This is improved(X) property, known as **223 FOXBORO DRIVE, MADISON, TN 37115**
(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 GRANTEES, their heirs assigns forever; and we do 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. 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 our hands this 15th day of May, 2017.

BLUE CANYON PROPERTIES, GP
A Tennessee General Partnership

By: Coordination Plus, LLC, Partner
Virginia N. Pitts, Chief Manager

By: Blue Grass Management, Inc., Partner
Gary Hill, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **VIRGINIA N. PITTS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Chief Manager of Coordination Plus, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged Coordination Plus, LLC to be a **GENERAL PARTNER OF BLUE CANYON PROPERTIES, GP,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 15 day of May, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **GARY HILL,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President of BLUE GRASS MANAGEMENT, INC.**, a Tennessee corporation, and who, upon oath, acknowledged Blue Grass Management, Inc. to be a **GENERAL PARTNER OF BLUE CANYON PROPERTIES, GP,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 15 day of May, 2017.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON