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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170044198 DEEDWARR
Recvd: 05/24/17 13:41 2 pgs
Fees:13.00 Taxes:799.20
20170524-0051742

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

KCH
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blue Gates, LLC,	Blue Gates, LLC,	119-02-0-088.00
(NAME)	(NAME)	
845 Marina Blvd.	845 Marina Blvd.	
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94123	San Francisco, CA 94123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Heather R. Snodgrass, an unmarried woman,** 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. 43 on the Plan of Cunningham Heights of record in Plat Book 2331, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the
property.

Being the same property conveyed to Heather R. Snodgrass, a single woman by Warranty deed from Phillip Moss and wife, Teresa Moss of record in Instrument No. 20140609-0049785 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 09, 2014. (Value of consideration shown in aforementioned deed $124,900.00.) Being also known as 223 Garwood Drive Nashville, Tennessee 37210.

unimproved ☐

This is improved ☑ property, known as 223 Garwood Drive, Nashville, TN 37210
(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 and 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 my/our hands this 18th day of May, 2017.

Heather R. Snodgrass

State of Tennessee
County of Sumner

Personally appeared before me Heather R. Snodgrass, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of May, 2017.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 173134

