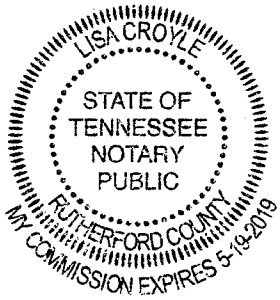
Davidson County DEEDWARR
Recvd: 08/30/17 15:14 3 pgs
Fees:18.00 Taxes:592.00
20170830-0089356

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 5.19.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Modern Homes LLC, a Tennessee limited liability company	Same	081-07-0-316.00
(NAME) 222 Pelham Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BC Properties, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Modern Homes 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:

The following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being Lot No. 21 on the map of W.S. Settle's Subdivision of Lot No. 7 Woodard Plan as of record in Book 57, page 132, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the property conveyed to BC Properties, a Tennessee general partnership, by Quitclaim Deed from Duke & Duke, LLC, a Tennessee limited liability company, dated July 25, 2017, of record in Instrument No. 20170728-0076724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 132; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1820 14th Avenue N, Nashville, TN 37208
(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 25th day of August, 2017.

BC PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

By: Bryan D. Spicer
Its: Partner

By: Clarence Summey
Its: Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ~~themselves~~ * to be Partner of BC Properties, a Tennessee general partnership and that they as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Partner. *himself

WITNESS my hand and official at Franklin, Tennessee, seal this 25th day of August, 2017.

Notary Public
My Commission Expires: _____

File No.: 25753

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Clarence Summey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ~~themselves~~ * to be Partner of ** and that *** as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Partner. *himself **Partner of BC Properties a Tennessee general partnership ***they

WITNESS my hand and official at Franklin, Tennessee, seal this 25th day of August, 2017.

Notary Public
My Commission Expires: _____

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

