BOX 10-B

Bill Garrett Davidson County
Batch# 61620 **DEEDWARR**
02/22/2018 01:48:05 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20180222-0017012

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF **FEBRUARY, 2018.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

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
BLUE CANYON PROPERTIES, GP	**SAME**	**062-13-0-013.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **EAGLE EYE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE CANYON PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 32, on the plan of Riverwood Subdivision, as of record in Plat Book 547, Page 62, Register's Office for Davidson County, Tennessee, described according to a survey made by Leonard W. Yokley, Surveyor, November 7, 1949, as follows:

Beginning at a point on the southerly margin of Riverwood Drive at the northeast corner of a part of Lot No. 32 conveyed to Hattie Melene Witt, et al, by deed from Stephen I. Houghton and wife, of record in Book 1914, page 281, said Register's Office; thence with the southerly margin of said Riverwood Drive, south 67° east 23 feet, south 31 ¼ degrees east 90 feet, and south 1 degree west 86.5 feet to a point; thence southwestwardly 85.7 feet to the northern boundary line of the subdivision of Greenland Estates, as of record in Book 974, page 13, said Register's Office, thence with said line, north 53° 25' west 118.6 feet to the southeast corner of said Witt property; thence with the eastern boundary line of said Witt property, north 32° 38' east 181.9 feet to the beginning.

Being the same property conveyed to EAGLE EYE PROPERTIES, LLC, by deed from PATRICIA SHIRLEY, TRUSTEE OF THE HARRY LEE SHIRLEY TRUST, of record in Instrument No. 20100915-0073341, dated September 13, 2010, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 547, page 62, and any and all easements, restrictions and conditions of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1420 RIVERWOOD DRIVE, NASHVILLE, TN 37216**
(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 my hand this 21 day of **FEBRUARY, 2018**.

EAGLE EYE PROPERTIES , LLC

Executrix

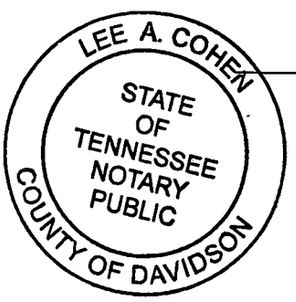
BY: SHER POWERS
EXECUTRIX OF THE ESTATE OF TROY KINSEL, AUTHORIZED REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sher Powers, Executrix of the Estate of Troy Kinsel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the authorized representative of Eagle Eye Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that she as such authorized representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Eagle Eye Properties, LLC, by herself as such authorized representative.

Witness my hand and official seal at Nashville, Tennessee this 21 day of February, 2018.

My Commission expires: NOVEMBER 5, 2018



Lee A. Cohen
Notary Public