Bill Garrett Davidson County
Batch# 68718 DEEDWARR
03/13/2018 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $7,215.00
20180313-0023705

34101

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34101-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00. Affiant Subscribed and sworn to before me this 12th day of March, 2018. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Dean Chase 407 Jackson Boulevard Nashville, TN 37205	**Send Tax Bills To:** NWW OWNER	**Tax Information:** Map and Parcel No.: 116 14 0 130 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bless Her Heart, LLC, a Colorado limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dean Chase and wife, Sandra C. Chase** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 407 Jackson Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of March, 2018.

Bless Her Heart, LLC, a Colorado limited liability company

BY: _____ Manager
Jefferson Leeper, Manager

By: Kimberly Leeper Manager
Kimberly Leeper, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jefferson Leeper and Kimberly Leeper, the bargainors, 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 and who further acknowledged that they are the Managers of Bless Her Heart, LLC, a Colorado limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

_____ Notary Public

My Commission Expires:

EXHIBIT "A"

Land in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 2 on the Plan of Hales Subdivision, recorded in Book 2900, page 68, Register's Office for said County, and more particularly described according to a survey dated March 21, 2013, by Patrick S. Coode, Tennessee RLS No. 855, 144 Spring Valley Road, Nashville, TN 37214, as follows:

Beginning in the southerly right of way of Jackson Boulevard, located 370.52 feet east of the easterly right of way of Belle Meade Boulevard, the common corner of Lots 1 and 2 shown on said subdivision;

Thence continuing with said Jackson Boulevard, along a curve to the right, having a radius of 2233.82 feet, a distance of 175.02 feet to an iron pipe;

Thence leaving said Jackson Boulevard S 33 degrees 41minutes 17 seconds W, 286.85 feet to an iron pipe;

Thence N 49 degrees 42 minutes 13 seconds W, 122.03 feet to an iron pipe;

Thence N 33 degrees 44 minutes 33 seconds E, 73.66 feet to an iron pin;

Thence N 19 degrees 20 minutes 08 seconds E, 215.97 feet to an iron pin and the point of beginning, and containing 0.92 acre, more or less.

Being the same property conveyed to Bless Her Heart, LLC, a Colorado limited liability company by deed dated April 12, 2013 from Betsy R. Ozier and Cumberland Trust and Investment Company, Trustees of the Mac Elder Ozier Marital Trust, appearing as Instrument No. 20130415-0037019 and by Quitclaim Deed appearing as Instrument No. 20130415-0037020, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 116 14 0 130 00.
2. Belle Meade City taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 14 0 130 00.
3. All matters appearing on the Plan of record as Book 2900, page 68, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer of record in Book 5787, page 114, Register's Office for Davidson County, Tennessee.
5. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

