THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 75532 DEEDWARR
04/02/2018 02:35:16 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20180402-0030538

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Blue Raesin Trust, Rick Unruh and Ian A. Schinelli 1529 Hayden Drive Nashville, TN 37206	New Owner	072-16-0K-002.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MARK R. REILLY AND ROBIN R. MORSELLI, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **RICK UNRUH AND IAN A. SCHINELLI, TRUSTEES OF THE BLUE RAESIN TRUST AGREEMENT DATED MARCH 26, 2018**, hereinafter called the Grantee, its heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain Unit in Davidson County, described as Unit B, as evidenced on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for 1529 Hayden Drive Townhomes, a horizontal property regime with private elements, of record as Instrument No. 20141117-0105581, Register's Office of Davidson County, Tennessee, further described as part of Lot 39 of Porter Heights, Part 2, as of record in Book 1424, page 79, said Register's Office.

Being the same property conveyed to Mark R. Reilly and Robin R. Morselli, husband and wife, by Warranty Deed, from Robert N. Moore, Jr., a single man, of record on October 8, 2015, at Instrument No. 20151008-0102573, Davidson County Register of Deeds.

This property is commonly known as **1529 Hayden Drive, Nashville, TN 37206**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 28 day of **March, 2018**:

Mark R. Reilly

Robin R. Morselli

Robin R. Morselli

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARK R. REILLY AND ROBIN R. MORSELLI**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of March, 2018:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $360,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28 DAY OF MARCH, 2018:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON