Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett
Batch# 77677
04/10/2018 10:36:58 AM
Fees: $13.00 Taxes: $1,139.60
Davidson County
DEEDWARR
2 pgs

20180410-0033635

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $308,000.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2018

Notary Public

My commission expires: 8.9.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Janae J. Reed **Jerard Bell**	New owner	**09508003600**
233 Ridgeway Drive		
Nashville, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, WE,

BZ Capital Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janae J. Reed and Jerard Bell, wife and husband

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. 145 on the Map of Eva-Mor Heights, Section Two, of record in Book 1835, Page 30, Register's Office for said County, and described as follows: beginning at a point in the East margin of Ridgeway Drive, at the corner of Lots 144 and 145; thence with the line between said lots Easterly 109.45 feet to a corner of Lot 146; thence with the line between Lots 145 and 146, Northerly 115.9 feet to the South margin of Tamworth Drive; thence with the margin of said Drive, Westerly around a slight curve, 130 feet to a concrete monument at the beginning of a curve; thence around said curve southerly to another concrete monument in the East margin of Ridgeway Drive, and continuing with the margin of said Ridgeway Drive southerly 80 feet to the point of beginning.

Being the same property conveyed to BZ Capital Group, LLC, by Warranty Deed from Judy G. Mitchell, dated September 22, 2017, of record in Instrument No. 20170925-0098098, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 1835, page 30, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 233 Ridgeway Drive, Nashville, TN 37214.

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 in 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.

BZ Capital Group, LLC

By: Beth Ann Brown
Its: Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BETH ANN BROWN** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is a Member of BZ Capital Group, LLC and that she is authorized by BZ Capital Group, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of April, 2018.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021