WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Bill Garrett Davidson County
Batch# 83546 DEEDWARR
04/23/2018 09:09:31 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180423-0037757

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 11.22.21
(AFFIX SEAL)

CHRISTINE L. LUND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Varranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Blue Collar Homes, LLC	New Owner	42-3-113
(NAME)	(NAME)	
414 Nichols Circle W		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180849

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, I/we, **Mary M. Tucker**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Blue Collar Homes, LLC, a Nevada limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Harvey Gee, Surveyor, dated April 15, 1963, as follows:

Beginning at an iron pin in the south margin of Campbell Road, 358.68 feet east of a concrete monument set at the radius of a curve into Ronnie Road, said point being 167 feet east from the northeast corner of the land conveyed to J.C. Thompson Construction Company, Inc., by deed recorded in Book 3345, page 239, Register's Office; thence with the margin of said Campbell Road, South 87° 01.5' East 156 feet to a point; thence South 2° 58.5' West 368.8 feet; thence South 79° 28.5' West 58.4 feet to a point; thence North 49° 17' West 125.47 feet to a point; thence North 2° 58.5' East 305.66 feet to the point of beginning.

Being the same property conveyed to Earl Dean Tucker and wife, Judy W. Tucker by deed from J. C. Thompson Construction Company, Inc., a Tennessee corporation, dated May 14, 1965, of record in Book 3891, page 42, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Earl Dean Tucker by deed from Judy W. Tucker a/k/a Judith Wright Tucker, dated January 18, 1982, of record in Book 5842, page 143, Register's Office for Davidson County, Tennessee. The said Earl Dean Tucker having since died intestate on February 3, 2017 as evidenced by Affidavit of Heirship of record in Instrument No. 20180423-0037756, Register's Office for Davidson County, Tennessee, and his sole heir at law is Mary M. Tucker.

Unimproved ☐

This is improved ☒ property, known as 517 E. Campbell Road, Madison, TN 37115
(House No.) (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 GRANTEE, its sucessors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of April, 2018

Mary M. Tucker

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mary M. Tucker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th of April, 2018.

Melissa D. Rogers
Notary Public

My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY