THIS INSTRUMENT PREPARED BY:
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ONCE RECORDED, RETURN TO:
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 104628 DEEDWARR
06/14/2018 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $434.75
20180614-0057172

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of June, 2018, by and between HR Properties of Tennessee, GP, a Tennessee general partnership (Grantors), party of the first part, and Bluegrass Capital Group, LLC, a Tennessee limited liability company, (Grantee), party of the second part,

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 26, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TREATY OAKS COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20141120-0107174, AS AMENDED IN INSTRUMENT NOS. 20150113-0003651, 20150814-0081914, 20160826-0089501 AND 20160922-0099884, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property as conveyed to HR Properties of Tennessee, GP, a Tennessee general partnership, by Warranty Deed recorded on February 05, 2018 in Instrument No. 20180205-0011563, Register's Office of Davidson County, Tennessee.

Tax Parcel No: 091060L02600

Real Property Address: 1046 Treaty Oaks Dr., Nashville, TN 37209

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Subject to real estate taxes and assessments for tax year 2018, not yet due and payable; subject to any lien which may arise from the reclassification of the insured property as a result of "roll back taxes and/or greenbelt taxes and rights/claims of parties in possession not shown by public records; subject to matters shown on recorded plat in Plat Book 421 at Page 169, Easements in Book 5039, Page 863 and Instrument No. 20140916-0084730, Charter of Treaty Oaks Cottages Homeowner's Association recorded in Instrument No. 20170104-0000640 and Master Deeds recorded in Instrument Nos. 20141120-0107174, 20160826-0089501, 20160922-0099884, 20150814-0081914 and 20150113-0003651 in the Register's Office of Davidson County, Tennessee, including roads, ways or easements or claims of easements not shown by the Public Records; any lien, or right to a lien for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records; any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as if it refers to more than

one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

HR PROPERTIES OF TENNESSEE, GP

BY: _____
Jack Douglas Rainey, Jr., Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 13, 2018 personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, HR Properties of Tennessee, GP, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Jack Douglas Rainey, Jr., as Partner of HR Properties of Tennessee, GP, executed the foregoing instrument for the purposes therein contained as Partner on behalf of HR Properties of Tennessee, GP.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires: _____

_____
NOTARY PUBLIC

SANDRA MEEKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 13th day of June, 2018.

My commission Expires: _____

_____
Notary Public

Crissi J Heer State of Tennessee Notary Public Rutherford County My Commission Expires December 18, 2021

Property Address: 1046 Treaty Oaks Drive, Nashville, TN 37209

Mail Tax Notices to: Bluegrass Capital Group, LLC, 407 B Moore Avenue, Nashville TN 37203

Name and Address of Property Owner: Bluegrass Capital Group, LLC

Same as above

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

