WARRANTY DEED

Bill Garrett Davidson County
Batch# 113016 **DEEDWARR**
07/06/2018 09:44:55 AM 2 pgs
Fees: $13.00 Taxes: $1,487.40

20180706-0065455

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2018

Melissa Jansen
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Webb Robin Webb	Newowner	14714017200
(NAME)	(NAME)	
681 Candlestick Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Blue Road Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffr Ross Webb and Robin Rene Webb, husband and wife,** 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. 449 on the Plan of Candlestick Farms, Section 4 of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blue Road Properties, LLC, a Tennessee limited liability company by Warranty Deed from FTS Investments, LLC, a Tennessee limited liability company, recorded on October 30, 2017, of record in Instrument No. 20171030-0110728, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 681 Candlestick Drive, Nashville, TN 37211
(House Number) (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 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 is 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR18-681

Witness my/our hands this 28th day of June, 2018.

BLUE ROAD PROPERTIES, LLC

Michael T. Vivelo
Member

Mary A. Vivelo
Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Michael T. Vivelo and Mary A. Vivelo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Blue Road Properties LLC the within named bargainor, a Limited Liability Company, and that they as such executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Members.

Witness my hand and seal, at office in Brentwood, Tennessee, this 28th day of June, 2018.

My commission expires:
11-14-21

Notary

File No.: 13008

J. TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON