WARRANTY DEED

Bill Garrett Davidson County
Batch# 133443 DEEDWARR
08/27/2018 09:41:58 AM 2 pgs
Fees: $13.00 Taxes: $564.80

20180827-0084472

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blue Canyon Properties, GP	Blue Canyon Properties, GP	071-12-0-143.00
(NAME)	(NAME)	
PO Box 160591	PO Box 160591	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **PLR Properties LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Blue Canyon Properties, GP, a Tennessee general partnership,** 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 Davidson County, Tennessee, being Lot No. 22 on the Plan of Victory Heights Subdivision, of record in Plat Book 1130, page 97, 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 PLR Properties, LLC, by Warranty Deed from Keri R. Brewer, unmarried and Gary R. Brewer, married, dated July 30, 2012, of record in Instrument No. 20120731-0067313, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Granada GP, a Tennessee General Partnership, by Quitclaim Deed from PLR Properties LLC, a Tennessee limited liability company, dated November 2, 2012, of record in Instrument No. 20121105-0101531, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to PLR Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Granada, GP, a Tennesee General Partnership, dated October 13, 2016, of record in Instrument No. 20161017-0109366, Register's Office for Davidson County, Tennessee.

Property Address: 907 Chickasaw Avenue, Nashville, TN 37207

unimproved ☐

This is improved ☑ property, known as 907 Chickasaw Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1130, page 97; restrictions of record in Book 1357, page 677 and Instrument No. 20010102-0000239; Articles of Incorporation/ Charter of record in Instrument No.

20080725-0076443; agreement for dedication of easement of record in Book 3990, page 878; all of record in the Register's Office for Davidson County, Tennessee.

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 successors and assigns forever; and we do covenant with the 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 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 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 my/our hands this 22nd day of August, 2018.

PLR Properties LLC

By: William Simpson
Its: Member

By: Patricia Simpson
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, 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 PLR Properties LLC and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

WITNESS my hand and official at Franklin, Tennessee, seal this 22nd day of August, 2018.

Notary Public
My Commission Expires: _____

File No.: 27898

