Karen Y Johnson Davidson County
Batch# 143545 **DEEDWARR**
09/21/2018 08:30:32 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20180921-0093535

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

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

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carla Rios	**NEW OWNER**	09606002500
(NAME)	(NAME)	
2837 Blue Brick Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **BT Properties, LLC.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carla Rios, an unmarried woman,** 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:

Being Lot No. 8 on the plan of Clover Bottom Subdivison, of record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BT Properties, LLC. by deed dated December 7, 2017 from Amanda Dean, as Successor Trustee for the 2837 Blue Brick Trust of record in Instrument No. 20171208-0125590, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2837 Blue Brick Drive, Nashville, TN 37214
(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.

Witness my/our hands this 17th day of September, 2018.

BT Properties, LLC.

By: _____
William E. Cherry, III, Member

By: _____
Stephen Tyler Johnson, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **William E. Cherry, III and Stephen Tyler Johnson,** 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 BT 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 seal this 17th day of September, 2018.

_____
Notary Public T. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Mendoza

