Karen Y Johnson Davidson County Batch# 147917 DEEDWARR 10/02/2018 10:37:30 AM 4 pgs Fees: $23.00 Taxes: $1,998.00 20181002-0097626	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $540,000.00. Affiant Subscribed and sworn to before me, this the 1st day of October, 2018. Notary Public My commission expires: 5/30/21

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
BNA Investments, LLC	**New Owner**	**095-03-0-026**
45 Annandale		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marilee H. Dye, and Garry D. Dye, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BNA Investments, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tract 1, being Lot No. 3 on the Plan of Merry Oaks, of record in Book 1835, page 67, Register' s Office for Davidson County, Tennessee; Tract 2, being part of Lot No. 2 of Merry Oaks Subdivision, of record in Book 1835, pages 67 and 68, said Register's Office, and Tract 3 being a part of a closed street, the documents of closure and transfer of title not being of record.

Tracts 1 and 2 being described as follows:

Tract 1: Beginning at a point in the South margin of Lebanon Pike at the corner of Lots Nos. 2 and 3; thence with the line between said Lots, Southerly 360 feet to the North line of Lot No. 112 (122 in error on prior deed); thence with the line between Lot Nos. 3 and 112 Easterly 123 feet to the West margin of Blue Hills Drive; thence with the margin of the same, Northerly 335 feet to the beginning of a curve; thence around said curve Northwesterly 39.3 feet to the South margin of Lebanon Pike; thence with the margin of the same Westerly 98 feet to the beginning.

Included in the above description but specifically excluded therefrom is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 5015, page 672, said Register' s Office, described as follows:

Parcel 1: Beginning at a point in the South margin of Lebanon Pike at the corner of Lots Nos. 2 and 3; thence with the line between said lots, Southerly 57.5 feet to a point in the margin of Briley Parkway; thence North 67 deg. 22' 02" East along the South margin of Briley Parkway 127.22 feet to a point in the West margin of Blue Hills Drive; thence with the margin of the same 39.3 feet around a curve to the South margin of Lebanon Pike; thence South 82 deg. 10' 20" West with margin of same 92 feet to the beginning.

Parcel 2: Beginning at a point where the property line between Lot 3 and 112 intersects the West margin of Blue Hills Drive; thence Northwesterly along a curve that has a 25 foot radius, a distance of 30.77 feet to a

point; thence along a curve to the right that has a radius of 50.0 feet, a distance of 140.09 feet to a point in the West margin of Blue Hills Drive; thence South 7 deg. 49' 40" East 97.5 feet along the West margin of Blue Hills Drive to the point of beginning with Parcel No. 1 and 2 together containing 9136 square feet.

Tract 2: Beginning at the Southeast corner of Lot No. 2 as shown on said Plan; thence South 82 deg. 10' 20" West 123 feet along the rear of said Lot to the Southwest corner of same; thence North 7 deg. 49' 40" West 210 feet along the West margin of said Lot, the same being the East right of way line of Briley Parkway to a point; thence North 43 deg. 03' 35" East 158.5 feet along the East right of way line of Briley Parkway to a point on the East margin of said Lot; thence South 7 deg. 49' 40" East 310 feet along the East margin of said Lot to the point of beginning.

Being the same property conveyed to Garry D. Dye and wife, Marilee H. Dye by Warranty deed from Maurita M. Fletcher, unmarried of record in Book 9726, page 370, Register's Office for Davidson County, Tennessee, dated June 30, 1995 and recorded on July 10, 1995.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 100 Blue Hills Drive, Nashville, TN 37214.

[remainder of page intentionally left blank]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 EFFECTIVE AS OF 1st day of October, 2018:

Marilee H. Dye

Garry D. Dye

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Marilee H. Dye and Garry D. Dye, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of October, 2018.

My Commission Expires: August 4, 2020

Notary Public

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

20181070C

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the 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 Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

