THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25378

Karen Y Johnson Davidson County
Batch# 168798 DEEDWARR
11/30/2018 10:13:58 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20181130-0116803

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **230,000.00**.

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/3/21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Hart Brannon	NEW OWNER	
5111 Kentucky Avenue		091070T00100CO
Nashville, TN 37209		
(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, **Blue Ridge Homes, LLC, Series 14, established as an entity within Blue Ridge Homes, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Rachel Hart Brannon,**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit A of 52nd and Kentucky Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Tennessee, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 52nd and Kentucky Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141209-0112685, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. The Easements, restrictive Covenants, Conditions and regulations imposed upon and relating to the units, property co-owners and tenants of 52nd and Kentucky Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141209-0112684, and By-Laws appended thereto as Exhibit "C" said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blue Ridge Homes, LLC, Series 14 by Quit Claim deed from Dawn M. Hayes of record in Instrument No. 20150113-0003596 Register's Office for Davidson County, Tennessee, dated January 09, 2015 and recorded on January 13, 2015.

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.

This is IMPROVED property known as **5111 Kentucky Avenue, Nashville, TN 37209.**

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 Grantor's hand this the 29th day of November, 2018.

Blue Ridge Homes, LLC, Series 14, established as an entity
within Blue Ridge Homes, LLC

BY: _____
Mark Allen Hayes, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Mark Allen Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Blue Ridge Homes, LLC, Series 14, established as an entity within Blue Ridge Homes, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Manager

Witness my hand and official seal this the 29th day of November, 2018.

My Commission expires: 1-6-20

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN