WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-MH-18-418-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX

Karen Y Johnson Davidson County
Batch# 181346 DEEDWARR
01/08/2019 08:38:18 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20190108-0001834

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bluefin Properties, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME) **1210 Longstreet Circle**	(NAME)	**60-13-36.00** **60-13-208.00** **60-13-35.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JERRY W. SNOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEFIN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 34, 35 and 36 on the Map of J. B. Haynie's Dudley Belle Plan, of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the southerly side of Haynie Avenue and extends back between parallel lines 150 feet to an alley on which it measures 50 feet.

Said Lot No. 35 fronts 50 feet on the southerly side of Haynie Avenue and extends back between parallel lines 150 feet to an alley on which it measures 50 feet.

Said Lot No. 36 fronts 45 feet on the southerly side of Haynie Avenue and extends back between parallel lines 150 feet to an alley on which it measures 45 feet.

Being the same property conveyed to Jerry W. Snow by Quitclaim Deed from Kacy E. Knight recorded January 15, 2015 in Instrument No. 20150115-0004277, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kacy Knight, a married man, by Quitclaim Deed from Stephen E. Grauberger, as Administrator CTA of the Estate of Charles E. Knight, deceased, recorded June 1, 2010 in Instrument No. 20100601-0041751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Knight and Jerry W. Snow by Warranty Deed from Regina Schwartz Knight, recorded August 23, 1999 in Book 11630, Page 680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **418 Haynie Avenue and 0 Haynie Avenue, Nashville, Tennessee 37207**.

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 hand(s) this the 2 DAY OF JANUARY, 2019.

Jerry W. Snow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY W. SNOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of January, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212