This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 196010 DEEDWARR
02/15/2019 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $636.40
20190215-0014361

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Blue Summit Properties, LLC 242 W Main Street #287 Hendersonville, TN 37075	Blue Summit Properties, LLC 242 W Main Street #287 Hendersonville, TN 37075	061150-116.00

THIS INDENTURE, made this 14th day of February, 2019 between

Anthony B. Davidson, married

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Blue Summit Properties, LLC

of Clark County Nevada, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 of Block B on the Map of the Resubdivision of Sunnymeade, of record in Book 974, Pages 56 & 57, Register's Office for said County. Said Lot No. 17 fronts 60 feet on the South side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Anthony B. Davidson by Quitclaim Deed dated 10/27/2011 from The Geraldine B. Davidson Revocable Living Trust of record in Instrument No. 20111028-0084197, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1142 Ardee Ave., Nashville, TN 37216

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is investment property and therefore the wife of Anthony B. Davidson is not required to join in the execution of this instrument.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

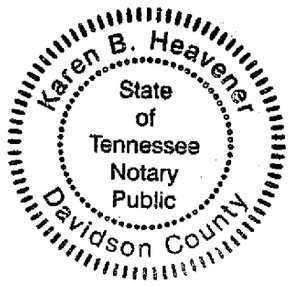
Anthony B. Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anthony B. Davidson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 14th day of February, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19



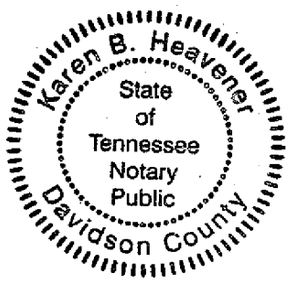
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $172,000.00.

Affiant

Sworn to and subscribed before me, this 14th day of February, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19



True Copy Certification

I, Thomas Vorholt JR, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt III who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022