1st

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Gary Jeffrey Frank
71 Visco Ct
Nashville, Tennessee 37210

MORTGAGEE:
Franklin Synergy Bank
3325 West End Ave
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 197480 DEEDWARR
02/21/2019 11:49:58 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20190221-0015828

SEND TAX BILL TO:
Owner

MAP **094-09**
GROUP
PARCEL **078.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Blue Heron Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Gary Jeffrey Frank**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the Plan of Resubdivision of Lots Nos. 6 & 7 (as shown on the Plan of Visco Industrial Subdivision, Sectio One, of reord in Book 3700, page 21, said Register's Office) of Visco Industrial Subdivision, Section One, as shown by plat and survey of record in Plat Book 3842, page 123, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 7 fronts 100 feet on the westerly side of Visco Court and runs back between parallel lines 190.0 feet to a line on the rear on which it measures 100.00 feet.

Being the same property conveyed to Blue Heron Holdings, LLC, a Tennessee limited liability company by deed dated October 29, 2009 from W. P. Ballard & Company, Inc., an Alabama Corporation of record in Instrument no. 20091030-0100335, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **71 Visco Ct, Nashville, Tennessee 37210.**

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, his heirs and assigns, , forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this the 15th day of February, 2019.

Blue Heron Holdings, LLC

By: _____

John Russell, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **John Russell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **Blue Heron Holdings, LLC**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2019.

_____
Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,325,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of February 2019.

NOTARY PUBLIC

My Commission Expires:

File #18-9292

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020