NEW OWNER:
Bluegrass Holdings, LLC, a Tennessee Limited Liability Company, for the benefit of Series 4437 Alcott
407B Moore Avenue
Nashville, TN 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-046

MAP & PARCEL
13016000300

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 212981 **DEEDWARR**
04/02/2019 01:51:13 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50

20190402-0029816

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($625,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Sandra Wolverton, a single woman** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Bluegrass Holdings, LLC, a Tennessee Limited Liability Company, for the benefit of Series 4437 Alcott** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hycrest Acres III of record in Plat Book 2331, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael A. Wolverton and wife, Sandra Wolverton by Warranty deed from Richard H. Hammond and wife, Elizabeth K. Hammond of record in Book 10532, page 923, Register's Office for Davidson County, Tennessee, dated July 14, 1997 and recorded on July 17, 1997.

Being also known as 4437 Alcott Dr. Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29 day of **March, 2019**.

Sandra Wolverton

STATE OF ~~TENNESSEE~~ FL
COUNTY OF Pinellas

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Sandra Wolverton,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of **March, 2019**.

NOTARY PUBLIC

My commission expires: _____

TAMMY DRULIAS
Notary Public, State of Florida
Commission# FF 216443
My comm. expires April 5, 2019

****

The actual consideration or value, whichever is greater, for this transfer is $ 625,000.00.

Sandra Wilbur

AFFIANT

Sworn to and subscribed to before me this 29 day of **March, 2019.**

NOTARY PUBLIC

My commission expires:

TAMMY DRULIAS
Notary Public, State of Florida
Commission# FF 216443
My comm. expires April 5, 2019