WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner CLL

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,900.00. CLL

CLL

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of APRIL, 2019.

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 11.22.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blue Collar Homes, LLC, a Nevada limited liability company	New Owner	071-08-0-127.00
(NAME)	(NAME)	
414 Nichols Circle W		
(ADDRESS)	(ADDRESS)	
Gallatin TN 37066		
(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 considerations, the receipt of which is hereby acknowledged, I/we The Estate of Louise Delius, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Blue Collar Homes, LLC, a Nevada limited liability company, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 158 on the Plan of Joywood Heights Subdivision, Section One, of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 158 fronts 65 feet on the easterly side of Jones Circle and runs back between lines 181 feet on the north line and 170 feet on the south line to a dead line on which measures 53 feet.

Being the same property conveyed to Robert Delius and wife, Louise Delius by Warranty Deed from Brenda Webb, an unmarried person, dated August 09, 1979 and recorded August 20, 1979 of record in Book 5484, Page 724, Register's Office for Davidson County, Tennessee.

The said Robert Delius died on 05-20-2012, leaving the said Louise Delius the sole surviving tenant by the entirety.

The said Louise V. Delius died intestate on 10-13-2018, Linda S. Anderson as Administrator of The Estate of Louise V. Delius and leaving Linda S. Anderson, Shelia D. Hodges, Janet F. Romans, Rogert D. Delius, Tony R. Bowker and Christopher Carr as heirs at law for the Estate of Louise V. Delius as evidenced in File No. 19P26, Probate Court Clerk's Office for Davidson County, Tennessee. See also Affidavit of Heirship recorded on 4-12-19 as Instrument No: 20190412-0033712, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 220681 DEEDWARR
04/23/2019 08:34:51 AM 5 pgs
Fees: $28.00 Taxes: $713.73

20190423-0036953

File No.: 390710
Warranty Deed TN

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2019 Jones Circle, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 12th day of April, 2019.

The Estate of Louise Delius

By: Linda S Anderson, Administrator

Linda S. Anderson, Administrator

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda S. Anderson as Administrator for The Estate of Louise Delius, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that herself to be the Administrator for said estate and executed the within instrument by authority given to her for the purposes therein contained.

Witness my hand and Official seal this 12th day of April, 2019.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

Linda S. Anderson

Linda S. Anderson

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda S. Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of April, 2019.

Notary Public: My Commission Expires:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

File No.: 390710
Warranty Deed TN

Roger D. Delius

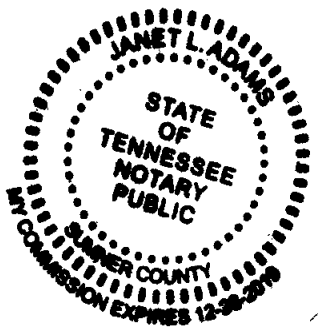
Roger D. Delius

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger D. Delius, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public:
My Commission Expires: _____



Janet F. Romans

State of Tennessee
County of Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet F. Romans, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

MISTIE ALTOM TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Mistie Altom
Notary Public:
My Commission Expires: 12/11/22

Tony R. Bowker

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony R. Bowker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

WILLIAM H. HAYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2023

Notary Public:
My Commission Expires: 1/3/2023

Christopher Carr

State of Tennessee
County of CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Carr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

MISTIE ALTOM TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Mistie Altom
Notary Public:

My Commission Expires: 12/11/22

X Shelia D Hodges
Shelia D. Hodges

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelia D. Hodges, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Keri Sweeney
Notary Public:
My Commission Expires: 1-3-2022

KERI SWEENEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 3, 2022
COUNTY OF DAVIDSON