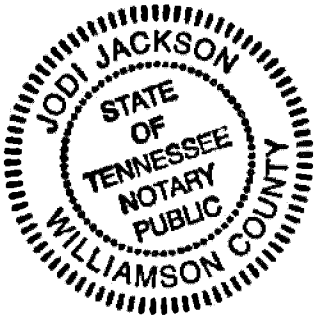
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Blue Summit Properties, LLC	Meridian Capital Group LLC	052 02 0 234.00
(NAME)	(NAME)	Karen Johnson Davidson County
323 Hillcrest Dr	5115 Maryland Way, Suite 203	Batch# 226837 DEEDWARR
(ADDRESS)	(ADDRESS)	05/07/2019 02:42:30 PM 3 pgs
Madison, TN 37115	Brentwood, TN 37027	Fees: $18.00 Taxes: $596.81
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190507-0042788

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carolyn Jean Evans, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Blue Summit Properties, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 on the map of Rainbow Terrace Subdivision, Section IV, not of record, and described as follows:

Beginning at a point on the easterly margin of Hillcrest Drive, the common corner of Lots 17 & 18; thence with the line between said lots easterly 405.5 feet to a point; thence southerly 112.1 feet to a point; thence westerly 398.8 feet to the easterly margin of Hillcrest Drive; thence with the margin of the northerly 112 feet to the beginning.

Being the same property conveyed to Carolyn Jean Evans by Installment Deed from American Construction & Remodeling Company, Inc., dated November 25, 1995 and recorded January 9, 1995 in Book 9567, Page 630, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Carolyn Jean Evans by Quit Claim Deed from James Charles Dennis Evans dated January 29, 2001 and recorded January 29, 2001 as Instrument No. 20010129-0008764, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1903709FC

unimproved ☐

This is improved ☒ property, known as 323 Hillcrest Dr, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 6th day of May, 2019

Carolyn Jean Evans

Carolyn Jean Evans

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carolyn Jean Evans, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2019.

Notary Public

My Commission Expires: 7-24-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-1903709FC

True Copy Certification

I, Penny Y. Ray, 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 executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)