Karen Johnson Davidson County
Batch# 234907 DEEDWARR
05/28/2019 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20190528-0049779

Warranty Deed

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $379,000.00. Affiant Subscribed and sworn to before me, this the 24th day of May, 2019. Notary Public My commission expires: 9-24-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joyce M. DeGrasse Samantha DeGrasse	New Owner	091-06-0L-026.00-CO
1046 Treaty Oaks Drive	1046 Treaty Oaks Dr.	
Nashville, TN 37209	Nashville TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BLUEGRASS CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOYCE M. DEGRASSE AND SAMANTHA DEGRASSE, A MARRIED WOMAN, TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 26, as established in Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826-0089501 and 20160922-0099884, Instrument No. 20180725-0072479 and Instrument No. 20190228-0018398, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by Warranty deed from Stephens Liquidation Corporation formerly known as Stephens Millwork and Lumber Co., a Tennessee corporation of record in Instrument No. 20140603-0047518 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 03, 2014.

Being a portion of the same property conveyed to Woodland Street Partners LLC, a Tennessee limited liability company by Warranty deed from HR Properties of Tennessee, GP, a Tennessee general partnership of record in Instrument No. 20170620-0062106, Register's Office for Davidson County, Tennessee, dated June 19, 2017 and recorded on June 20, 2017 and as corrected by Scrivener's Affidavit of record in Instrument No. 20170922-0097628

Being a portion of the same property conveyed to HR Properties of Tennessee, GP, a Tennessee General Partnership by Warranty deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20180205-0011563 Register's Office for Davidson County, Tennessee, dated February 01, 2018 and recorded on February 05, 2018.

Being the same property conveyed to Bluegrass Capital Group, LLC, a Tennessee limited liability company by Warranty deed from HR Properties of Tennessee, GP, a Tennessee General Partnership of record in Instrument No. 20180614-0057172 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 14, 2018.

Being also known as 1046 Treaty Oaks Dr. Nashville, Tennessee 37209.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1046 Treaty Oaks Drive Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2019.

Bluegrass Capital Group, LLC

Jerry S. Ikerd, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry S. Ikerd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Bluegrass Capital Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of May, 2019.

ANGIE LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires:

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

