Karen Johnson Davidson County
Batch# 248415 DEEDWARR
06/25/2019 02:51:00 PM 2 pgs
Fees: $13.00 Taxes: $1,723.83
20190625-0061483

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $465,900.00. Affiant Subscribed and sworn to before me, this the 21st day of June, 2019. Notary Public My commission expires:

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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:
Brian Charles Sarah Gernux	New Owner	091-07-11-001.00-CO
5216 Louisiana Avenue		
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 REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN CHARLES, AN UNMARRIED MAN AND SARAH GERNUX, AN UNMARRIED WOMAN, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 in Davidson County, Tennessee, being Unit No. A on the Plan of Declaration of Covenants, Conditions and Restrictions for 5216 Louisiana Avenue Townhomes, a horizontal Property Regime with Private Elements, as shown on Exhibit "D" of 5216 Louisiana Avenue Townhomes, a horizontal Property Regime with Private Elements, of record in Instrument No. 20180413-0035169 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 a portion of the same property conveyed to GAW Properties of Tennessee, LLC by Warranty deed from Steven P. Jeffords, Married of record in Instrument No. 20000203-0011519 Register's Office for Davidson County, Tennessee, dated January 31, 2000 and recorded on February 03, 2000. Corrected by Scrivener's Affidavit of record in Instrument No. 20090603-0051468, in said Register's Office. Said GAW Properties of Tennessee, LLC having since changed its name to D & J Properties of Tennessee, LLC as noted in the Tennessee Secretary of State.

Being a portion of the same property conveyed to Bluegrass Real Estate, LLC, a Tennessee Limited Liability Company by Warranty deed from D & J Properties of Tennessee, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180109-0002814 Register's Office for Davidson County, Tennessee, dated January 04, 2018 and recorded on January 09, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BR-19-5216

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 5216 Louisiana Avenue, 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 21st day of June, 2019.

Bluegrass Real Estate, LLC, a Tennessee Limited Liability Company

Richard W. Storey, Authorized 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 Richard W. Storey, 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 an Authorized Member of Bluegrass Real Estate, 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 21st day of June, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022