WARRANTY DEED

Karen Johnson Davidson County
Batch# 267519 DEEDWARR
08/06/2019 04:00:58 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190806-0078240

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

W-RR-19-1723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James A. Garrido	HomeServices Lending, LLC	
(NAME)	(NAME)	
1723 14th Avenue N	5901 Golden Hills Drive, Ste 600	**081-11-0-343.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Golden Valley, MN 55416	
(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 consideration, the receipt of which is hereby acknowledged, **BLUE SUMMIT PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. GARRIDO, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 284, Section 3; on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, called the town of McGavock, as of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said Northerly half of Lot No. 284 fronts 50 feet on the Westerly side of 14th Avenue North, formerly Alberta and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Kane Asset Management dba Kaneco Builders and/or assigns by Warranty Deed from Joe Comer of record in Instrument No. 20190523-0048811 Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on May 23, 2019.

Being the same property conveyed to Blue Summit Properties, LLC by Quitclaim Deed from Kane Asset Management dba Kaneco Builders of record in Instrument No. 20190626-0061735 Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on June 26, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1723 14th Avenue N, Nashville, Tennessee 37208**.

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), their heirs and 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), 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.

Gill of record in Instrument No. 20160721-0075300 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 21, 2016 and re-recorded on May 23, 2019 to correct the legal description at Instrument No. 20190523-0048809.

Being the same property conveyed to Kane Asset Management DBA Kaneco Builders and/or assigns by Warranty deed from Joe Comer of record in Instrument No. 20190523-0048811 Register's Office for Davidson County, Tennessee, dated 02/08/2019 and recorded on 05/23/2019. Scrivener's Affidavit to correct the Grantee of record in Instrument Number 20190531-0051916.

Being the same property conveyed to Blue Summit Properties, LLC by Quitclaim deed from Kane Asset Management, DBA Kaneco Builders of record in Instrument No. 20190626-0061735 Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on June 26, 2019.

Being also known as 1723 14th Avenue N Nashville, Tennessee 37208.

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 1723 14th Avenue N, Nashville, TN 37208, 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 31st day of July, 2019.

Blue Summit Properties, LLC, a Nevada Limited Liability Company

By: Stacy B. Buzako
Stacy B. Buzako, Authorized Agent

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 Blue Summit Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2019.

Notary Public

HENRY MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

My Commission Expires: _____