Karen Johnson Davidson County
Batch# 286482 DEEDWARR
09/16/2019 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $573.13
20190916-0093719

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$154,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLUE RIDGE INVESTMENTS	**SAME**	**108-16-0-253.00**
(NAME) **106 BLUEGRASS POINT**	(NAME)	
(ADDRESS) **HENDERSONVILLE, TN 37075**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RICHARD LEE AMMONS, SUCCESSOR TRUSTEE OF THE AMMONS FAMILY TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE RIDGE INVESTMENTS, A TENNESSEE PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 97-A, as shown on the Plan of Zone Lot Drwg. Lots 89-90-91-94-95-96 and 97, Percy Priest Woods, Section IV, of record in Book 6250, Page 756, Register's Office for said County, and also shown as part of Lot 97, on the Final Plat, Section Four, Percy Priest Woods Subdivision, of record in Book 6250, Page 357, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to M. Fred Ammons and wife, Frances Lucille Ammons, from Robert E. LaBrec and wife, Ithaca S. LaBrec, by Warranty deed dated May 16, 1986, of record in Book 6872, Page 189, said Register's Office. Further, being conveyed to The Ammons Family Trust from M. Fred Ammons and Frances L. Ammons, by Quitclaim Deed dated November 15, 1996, of record in Book 10276, Page 819, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 6250, Pages 357, and Book 6250, Page 717; Easements of record in Book 6071, Page 482 and 491, Book 6147, Page 886 and 893, Restrictions of record in Book 5984, Page 865, Book 6020, Page 270, and Book 6097, Page 11; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **406 WOODSMAN COURT, NASHVILLE, TN 37214**
(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 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 my hand this 13th day of September, 2019.

THE AMMONS FAMILY TRUST

Richard Lee Ammons, SUCCESSOR TRUSTEE

By: Richard Lee Ammons, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

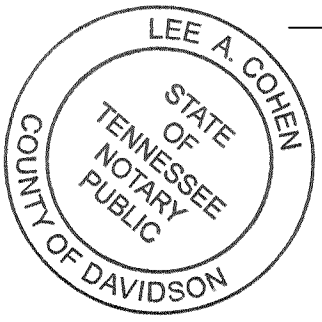
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD LEE AMMONS, SUCCESSOR TRUSTEE OF THE AMMONS FAMILY TRUST,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this13th day of September, 2019.

My commission expires: **May 2, 2022.**

Lee A. Cohen

Notary Public



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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM