WARRANTY DEED

Karen Johnson Davidson County
Batch# 294534 DEEDWARR
10/02/2019 09:19:01 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20191002-0100417

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kellyn Antje Loehr	Kellyn Antje Loehr	71-8-127
(NAME)	(NAME)	
2019 Jones Circle	339 San Carlos St #B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Francisco, CA 94110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192523

For and 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/we, **Blue Collar Homes, LLC, a Nevada limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kellyn Antje Loehr, unmarried**, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 158 on the Map of Joywood Heights Subdivision, Section One, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Blue Collar Homes, LLC, a Nevada limited liability company by deed from The Estate of Louise Delius, of record in Instrument No. 20190423-0036953, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2019 Jones Circle, Nashville, TN 37207
(House No.) (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 GRANTEE, his/her heirs and assigns forever; and I/we do covenant with the said GRANTEE that I/we am/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, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of September, 2019

Blue Collar Homes, LLC,
a Nevada limited liability company

By: Tiffany Mullins-Manager
Tiffany Mullins, Manager

By: Manager
Kenneth Eric Mullins, Manager

State of Tennessee)
County of Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tiffany Mullins and Eric Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Managers (or other officer authorized to execute the instrument) of Blue Collar Homes, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managers (or other authorized officer).

Witness my hand, at office, this 27th of September, 2019, 2018.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: November 22, 2021