This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 297477 DEEDWARR
10/08/2019 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20191008-0102796

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 135,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30th day of September, 2019

Notary Public

My Commission expires 3 / 23 / 27

STEPHANIE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
BPI Crabtree Family Investments II LLC
2002 Richard Jones Road, Suite 200
Nashville, TN 37069
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08106010400

WARRANTY DEED

19NT00985

Effective the 30th day of September, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHERYL G. GREEN, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BPI CRABTREE FAMILY INVESTMENTS II, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 22 on the Plan of Cumberland Gardens, Section Five, of record in Book 3300 at Page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Cheryl G. Green, by Warranty Deed from Dwayne L. Bell and Beverly W. Bell, dated 10/25/2007 and recorded 11/01/2007 in Document No.20071101-0129161, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2601 Aspen Dr, Nashville, TN 37208.

Tax ID: 08106010400

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30th day of September, 2019

Cheryl G. Green

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Cheryl G. Green,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30th day of September, 2019.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

201910080102796

Certificate of Authenticity

I, Stephanie Coleman **do hereby make oath that I am a license attorney and/or 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.**

Stephanie Coleman

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones **a notary public for this county and state,** Stephanie Coleman **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: 2-27-2021

Notary's Seal (If on paper)

