# WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

G-KQ-19-1205A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,224,184.00.

Affiant KCA

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

**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) |
|---|---|---|
| **Derek Miller and Elizabeth Miller** | New Owner | |
| (NAME) **1205 A Sigler St.** | (NAME) | **093-13-4R-001.00-CO** |
| (ADDRESS) **Nashville, TN 37203** | (ADDRESS) | |
| (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 SKY HORIZON GP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEREK MILLER AND ELIZABETH MILLER, HUSBAND AND WIFE,** 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:

**a Tennessee General Partnership

Land in Davidson County, Tennessee, being Unit A on the Plan of 1205 Sigler Street Residences, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1205 Sigler Street Residences, of record in Instrument No. 20190205-0011049, Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Blue Sky Horizon GP by Quitclaim Deed from Terry L. King, of record in Instrument No. 20191216-0129343, Register's Office for Davidson County, Tennessee, dated December 13, 2019 and recorded on December 16, 2019. Being a portion of the same property conveyed to Terry L. King by Warranty Deed from Music City Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20180927-0095859, Register's Office for Davidson County, Tennessee, dated September 25, 2018 and recorded on September 27, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 61, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20190205-0011049, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20190215-0014146, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190306-0020599, 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: **1205 A Sigler St., Nashville, Tennessee 37203**.

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.

Karen Johnson Davidson County
Batch# 333171 **DEEDWARR**
12/23/2019 10:13:16 AM 2 pgs
Fees: $13.00 Taxes: $4,529.48

20191223-0132106

Witness my/our hand(s) this the 18th DAY OF DECEMBER, 2019.

Blue Sky Horizon GP

BY: _____
Terry L. King

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY L. KING, signing for BLUE SKY HORIZON GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the of BLUE SKY HORIZON GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of December, 2019.

KRISTAN M. PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

_____
Notary Public
My Commission Expires: July 20, 2021
(SEAL)

MY COMMISSION EXPIRES
JULY 20, 2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212