WARRANTY DEED

DELLA A. OLIVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,625.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July 2020

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bluegrass Capital Group, LLC	Same	105110050
(NAME)	(NAME)	
409 Moore Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT The Representative of the Heirs of Frank Roberts, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bluegrass Capital Group, LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See exhibit A

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 409 Moore Avenue Nashville TN 37203

(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 our hands 07/23/20.

Karen Johnson Davidson County
Batch# 485090 DEEDWARR
09/29/2020 10:42:30 AM 4 pgs
Fees: $23.00 Taxes: $487.02
20200929-0111920

The Representative of the Heirs of Frank Roberts

Joyce Bennett

Linda Stratton

James Lyons

Edward Roberts

Gloria Jones

John Roberts

Samuel Roberts

Donald Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 07/24/20.

Notary Public

DELLANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Joyce Bennett, Linda Stratton, James Lyons, Edward Roberts, Gloria Jones, John Roberts, Samuel Roberts, Donald Roberts

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

EXHIBIT "A"

FILE No.: 2020-1731

PROPERTY ADDRESS: 409 Moore Avenue, Nashville, TN 37203

COUNTY: Davidson

Being Lot No. 23, in Mallory Subdivision of Lots Nos. 4, 5, and 6 part of Lots 2, and 3, in Mallory's Plan as recorded in Book 161, Page 55, M.O.D.C. Tenn.

Lot No. 23, fronts 42.8 feet on south side of Moore Avenue and runs back on west line 149.2 feet, and on east line 136.5 feet to an alley.

Being the same property conveyed to Frank Roberts and Edna Roberts by deed dated 05/01/1931 and recorded in Deed Book 946 Page 199 filed in the Office of the Clerk of County, State of Tennessee. See affidavits of record as Instrument No 201708180084881 and 201708180084882, said Register's Office. Also see quite title action in the Davidson County.

True Copy Certification

I, John A Bell Jr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)