(1)

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 497907 DEEDWARR
10/19/2020 10:54:31 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20201019-0121287

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2020.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information:
BLUE SKY HORIZON, GP 947 TURNBERRY COVE COLLIERVILLE, TN 38017	NEW OWNER	13102018300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAREY BROWN, TRUSTEE OF THE CAREY BROWN REVOCABLE LIVING TRUST U/A DATED AUGUST 12, 2013,** hereinafter referred to as Grantor has bargained and sold, and does hereby transfer and convey to, **BLUE SKY HORIZON, GP, A TENNESSEE GENERAL 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. 26 OF BLOCK 5 ON THE MAP OF OVERTON HILLS, OF RECORD IN BOOK 843, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 26 FRONT 110 FEET ON THE NORTHERLY SIDE OF OVERHILL DRIVE AND RUNS BACK BETWEEN LINES, 208.6 FEET ON THE EASTERLY LINE AND 176.6 FEET ON THE WESTERLY LINE, TO A DEAD LINE MEASURING 114 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO H. CAREY BROWN BY DEED FROM JULIE ANN BRITAIN, ELIZABETH MOUNT BRITAIN, CATHERINE CAROLINE BRITAIN DARNELL, AND HENRY W. BRITAIN DATED 09/29/04, OF RECORD IN INSTRUMENT NO. 20040730-0091467, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED DATED 09/08/13 OF RECORD IN INSTRUMENT NO. 20130910-0095521, H. CAREY BROWN, AN UNMARRIED PERSON, CONVEYED SUBJECT PROPERTY TO CAREY BROWN, TRUSTEE OF THE CAREY BROWN REVOCABLE LIVING TRUST, DATED AUGUST 12, 2013.

This property is improved property known as 2028 Overhill Drive, Nashville, TN 37215.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 13 day of October, 2020.

C Brown, Trustee

CAREY BROWN, TRUSTEE OF THE CAREY BROWN REVOCABLE LIVING TRUST U/A DATED AUGUST 12, 2013

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carey Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Carey Brown Revocable Living Trust U/A date August 12, 2013 and that he executed the within instrument as such Trustee for the purposes contained, and had authority to so act.

Witness my hand in FT LAUDERDALE FL (city/state), this 13 day of October, 2020.

James L Foster

Notary Public

My Commission expires: 2/7/2021 (SEAL)

James L. Foster
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG059843
Expires 2/7/2021