Karen Johnson Davidson County
Batch# 524631 DEEDWARR
12/04/2020 10:04:41 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20201204-0141034

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael E Chandler | | 131080X002.00 |
| (NAME) 4502 Granny White Pike, Unit 2 | (NAME) New Owner | |
| (ADDRESS) Nashville, TN 37204 | (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 considerations, the receipt of which is hereby acknowledged, **Blue Sky Horizon, GP, a Tennessee general partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael E Chandler and Brie A Chandler, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 2 on the Plan of 4502 Granny White Townhomes, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 4502 Granny White Townhomes of record in Instrument No. 20191126-0121867 Register's office for Davidson County, Tennessee.

Being part of the same property conveyed to Blue Sky Horizon, GP, a Tennessee general partnership by Quitclaim Deed dated 12/16/2019, from St. Joseph Properties, LLC, a Tennessee limited liability company, of record in Instrument 20191220-0131398, as affected by Scrivner's Affidavit of record in Instrument 20200928-0111404, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2021 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Book 8250, Page 558, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument 20191126-0121867, as affected by Consent of record in Instrument 20201001-0113361, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

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.

unimproved ☐

This is improved ☒ 4502 Granny White Pike, Unit 2, Nashville, TN 37204

(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 GRANTEE(S), their heirs and/or 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/or 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.

Effective the 1st day of December, 2020.

Blue Sky Horizon, GP, a Tennessee general partnership

By: _____
Donald R. Barrett, Jr.
Authorized Agent

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald R. Barrett, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Blue Sky Horizon, GP, a Tennessee general partnership, the within named bargainer, a partnership, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and Official seal this 1st day of December, 2020.

_____
Notary Public:
My Commission Expires: 7-17-2021

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**