BOX 10-A (2)

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

Karen Johnson Davidson County
Batch# 543869 DEEDWARR
12/31/2020 10:43:22 AM 3 pgs
Fees: $18.00 Taxes: $3,570.50

20201231-0154999

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $965,000.00.

X _____
Affiant

Subscribed and sworn to before me, this 30th day of December, 2020.

_____
Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Address New Owner As Follows:
Blue Sky Horizon, GP
947 Turnberry Cove
Collierville, TN 38017

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-08-0-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEILL PITTS, TRUSTEE OF THE NEILL PITTS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF NEILL PITTS, DATED OCTOBER 21, 2008**, hereinafter called the Grantor, has bargained and

sold, and by these presents does transfer and convey unto **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, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 7 on the Map of the Final Plat of Sharber's Harding Place Subdivision, not of record, and described according to a copy of a survey thereof as follows:

Beginning at a point in the north margin of Harding Place at the corner of Lot Nos. 6 and 7; thence, with the line between said Lots, northerly 350 feet to a point at the corner of said Lots and of Lot Nos. 30 and 31; thence, with the lot line between Lot Nos. 7 and 30; westerly 100 feet to a point, the corner of said lots and of Lot Nos. 8 and 29; thence, with the line between Lot Nos. 7 and 8, southerly 350 feet to the north margin of Harding Place; thence, with the margin of the same, easterly 100 feet to the point of beginning.

Being part of the same property conveyed to Neill Pitts, Trustee of The Neill Pitts Living Trust, established by The Revocable Trust Agreement of Neill Pitts, dated October 21, 2008, by deed from Neill Pitts, of record as Instrument No. 20090109-0002445, dated October 21, 2008, said Register's Office.

This conveyance is made subject to:

1. County taxes for the year 2020, which have been prorated and paid by Grantor; 2021 and subsequent years County taxes shall be paid by Grantee.

2. Easement Agreement for Water Main and Water Privileges of record in Book 756, page 509, and Book 944, page 578, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4337, page 640, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3810 Harding Place, Nashville, TN 37215

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 successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, it successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand effective this 30th day of December, 2020.

Neill Pitts, Trustee of The Neill Pitts Living Trust, established by the Revocable Trust Agreement of Neill Pitts, dated October 21, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neill Pitts, Trustee of the Neill Pitts Living Trust, established by the Revocable Trust Agreement of Neill Pitts, dated October 21, 2008, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of December, 2020.

Notary Public

My Commission Expires: 