Karen Johnson Davidson County
Batch# 567531 DEEDWARR
02/03/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20210203-0015742

Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-10283-Ap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-6-2024

(AFFIX SEAL)

WARRANTY DEED

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

G-SR-20-1831

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)
Joshua R. Grow	Chase Servicing Center	
(NAME)	(NAME)	**131-03-2H-001.00**
1831 Green Hills Dr	PO Box 24696	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Columbus OH 43224	
(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, A TENNESSEE GENERAL PARTNERSHIP** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA R. GROW, A MARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Unit A, 1833 Green Hills Drive Residences, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Green Hills Drive Residences, a Horizontal Property Regime with Private Elements of record in Instrument Number 20191120-0119943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to St.Joseph Properties, LLC, a Tennessee Limited Liability Company (aka Saint Joseph Properties, LLC) by Warranty deed from Margie Payne, unmarried of record in Instrument No. 20190930-0099099 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on September 30, 2019.

Being a part of the same property conveyed to Blue Sky Horizon GP, a Tennessee General Partnership composed of Terry L. King and Laurie S. King by Quitclaim deed from St.Joseph Properties, LLC, a Tennessee Limited Liability Company (aka Saint Joseph Properties, LLC) of record in Instrument No. 20191218-0130499 Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded on December 18, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 139, 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 Number 20191120-0119943, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20191227-0134080, in the 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: **1831 Green Hills Dr, Nashville, Tennessee 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(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.

Witness my/our hand(s) this the 1st DAY OF FEBRUARY, 2021.

Blue Sky Horizon GP

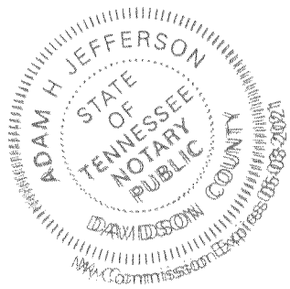
BY:_____
Ke Qin
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KE QIN, 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 AUTHORIZED AGENT 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 1st of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

