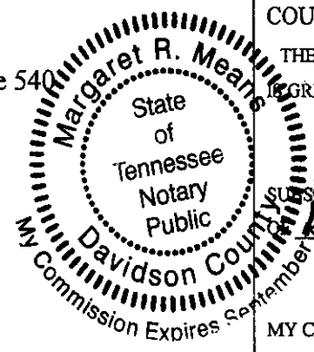
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203
P21-30134



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 618417 DEEDWARR
04/19/2021 03:52:19 PM 2 pgs
Fees: $13.00 Taxes: $5,420.50

20210419-0052354

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Sky Properties, LLC	new owner	
132 Taggart Drive		11614013800
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael D. Hassell and wife, Susan S. Hassell,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blue Sky Properties, LLC, a Tennessee limited liability company,**

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:

TRACT I: Being the southerly eighty (80) feet of Lot No. 15 on the Map of the Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40 acre tract and Lots 27 and part of 28 in the Deer Park in Belle Meade, as of record in Plat Book 421, Page 67, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 15 fronts 80 feet on the easterly side of Park Hill formerly known as Bellevue Drive East, and extends back between parallel lines 283 feet, more or less on the southerly margin and 268 feet more or less on the northerly margin to a line.

TRACT II: Being the northerly one-half of Lot No. 16 in the Bransford Realty Company's and Johnson Bransford's Subdivision of Part of a forty acre tract and all of Lot No. 27 and part of 28 in Deer Park Subdivision, Belle Meade, the Plan of which is recorded in Plat Book 421, page 67, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 77 feet on the east side of Park Hill formerly known as Bellevue Drive East and extends back easterly between lines 283 feet, more or less on its northern margin and 297.5 feet, more or less, on the southern margin to a line measuring 78.75 feet more or less, on said rear line.

Being the same property conveyed to Michael D. Sontag by Quitclaim Deed from Michael D. Hassell and Susan S. Hassell, of record in Instrument No. 20060206-0014159, Register's Office for Davidson County, Tennessee, dated January 30, 2006 and recorded on February 06, 2006, and within the same deed, the said Michael D. Sontag conveyed his interest in the subject property to Michael D. Hassell and wife, Susan S. Hassell, as equal tenants in common.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BSBP-21-510

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is IMPROVED property known as **510 Park Hill Drive, Nashville, TN 37205.**

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 this the 19th day of April, 2021.

Michael D. Hassell

Michael D. Hassell

Susan S. Hassell

Susan S. Hassell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael D. Hassell and Susan S. Hassell,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of April, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE