Karen Johnson Davidson County
Batch# 689477 DEEDWARR
08/03/2021 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,266.25
20210803-0104374

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 900 Wilshire Drive Suite 107 Troy, MI 48084 846961 8491456 Ellen Ludorf	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $612,500.00 Affiant Subscribed and sworn to before me, this the 27th day of July, 2021. Notary Public My commission expires: 4/13/2024 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: BGRS, LLC, a Delaware limited liability company	NAME: NEW OWNERS
STREET ADDRESS: 16260 N. 71st Street, Suite 200, Scottsdale, AZ 85254	STREET ADDRESS:
MAP & PARCEL NO.: 091061K00200CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lee A. Heckman and Morgan G. Heckman, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto
BGRS, LLC, a Delaware limited liability company

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

This is improved property known as: 6006B Louisiana Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 8th day of June, 2021.

X _____
Lee A. Heckman

X _____
Morgan G. Heckman

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lee A. Heckman, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8th day of June, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jazmine Young
Notary Public
My commission expires 01/03/2022

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Morgan G. Heckman, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8th day of June, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jazmine Young
Notary Public
My commission expires 01/03/2022

EXHIBIT "A"
Property Description

Being known and designated at Unit B of The Homes at 6006 Louisiana Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 6006 Louisiana Avenue, a Horizontal Property Regime, of record in Instrument No. 20170921-0096869, in Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Lee A. Heckman and Morgan G. Heckman by Deed dated February 21, 2019 from Shawn Meehan, married, recorded February 22, 2019, in Instrument Number 20190222-0016134, in the Official Records of Davidson County, Tennessee.