BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 869881 DEEDWARR
06/13/2022 10:28:35 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20220613-0066818

JODY CLAIRE LANDERS
Notary Public - California
Los Angeles County
Commission # 2389690
My Comm. Expires Jan 31, 2026

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant AS TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 1-31-2026
(AFFIX SEAL)

File No. AT-22-2677

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Horizon GP, a Tennessee General Partnership	Blue Sky Horizon, GP	
(NAME) 1102 West Grove Avenue	(NAME) 10017 Southside Ct.	105-09-0-159.00
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(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, I/we, **Laura Marie Heffington, Successor Trustee of the Amendment and Restatement of the Don Lee Heffington Trust Agreement dated November 10, 2011**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blue Sky Horizon, GP, a Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 50, as shown on the map entitled Bransford Realty Company's Subdivision of Block "A" and re-subdivision of Lot Nos. 41, 42 and 43 in A.B. Hill's subdivision of the Plant Lands, of record in Book 421, page 68, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more completer and accurate legal description.

Being the same property conveyed to Don Lee Heffington, unmarried by Warranty deed from Keith Grant, unmarried of record in Instrument No. 201008110063379 Register's Office for Davidson County, Tennessee, dated July 14, 2010 and recorded on August 11, 2010.

Being the same property conveyed to Don Lee Heffington, Trustee, U/D/T dated November 10, 2011, F/B/O The Don Lee Heffington Family, Trustee of the Don Lee Heffington Revocable Trust by Warranty deed from Don Lee Heffington, unmarried of record in Instrument No. 201206180053080 Register's Office for Davidson County, Tennessee, dated March 05, 2012 and recorded on June 18, 2012.

The said Don Lee Heffington died on March 24, 2021.

This is property more commonly known as 1102 West Grove Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
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 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 my/our hand this 9th day of June, 2022.

Laura Marie Heffington, Successor Trustee of the Amendment and Restatement of the Don Lee Heffington Trust Agreement dated November 10, 2011

By: _____ AS TRUSTEE
Laura Marie Heffington, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Laura Marie Heffington, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Successor Trustee of the Amendment and Restatement of the Don Lee Heffington Trust Agreement dated November 10, 2011, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand this 9th day of June, 2022.

_____
NOTARY PUBLIC

My commission expires: 1·31·2026

JODY CLAIRE LANDERS
Notary Public - California
Los Angeles County
Commission # 2389690
My Comm. Expires Jan 31, 2026