WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,377,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF DECEMBER, 2022.

Notary Public

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 957184 **DEEDWARR**
01/03/2023 03:02:38 PM 2 pgs
Fees: $13.00 Taxes: $5,097.68

20230103-0000356

MJ-CRE-22-3216-1

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)
Barcle Brothers, LLC, a Texas Limited Liability Company	**NEW OWNER**	
(NAME)	(NAME)	**092 09 3T 001.00**
~~**3216 Charlotte Ave:**~~ 2114 White Rose St.		
(ADDRESS)	(ADDRESS)	
~~**Nashville, TN 37209**~~ Clifton, TX 76634		
(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 **BARCLE BROTHERS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** 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 No. 1, together with Common Areas, as established by Declaration of Covenants, Condition and Restrictions for Charlotte and 33rd Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201216-0148714, in the Register's Office of 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 Blue Sky Horizon, GP, a Tennessee general partnership, by Quit Claim Deed from St. Joseph Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20220823-0094982, in the Register's Office of Davidson County, Tennessee, dated August 10, 2022 and recorded on August 23, 2022.

Being the same property conveyed to St. Joseph Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Richland Building Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190225-0016804, in the Register's Office of Davidson County, Tennessee, dated February 22, 2019 and recorded on February 25, 2019.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Part of Wilcox 25 AC Tract, as recorded in Plat Book 161, Page 59.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of the Wilcox Property, as recorded in Plat Book 421, Page 42.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201216-0148714.
- Easement recorded in Book 4725, Page 113.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3216 Charlotte Ave., Nashville, Tennessee 37209**.

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 27 DAY OF DECEMBER, 2022.

Blue Sky Horizon, GP

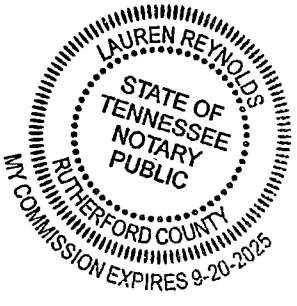
BY:_____
Paul Hinman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 27th of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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