RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

G-SR-22-1519A

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)
Clifford Sanders, III and Jennifer Root	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	
1519 A Dugger Drive	**2160 Superior Avenue**	**072-16-4W-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1205	**Cleveland, OH 44114**	
(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 HORIZION, GP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLIFFORD SANDERS, III, A SINGLE MAN, AND JENNIFER ROOT, A SINGLE WOMAN,** 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. A on the plan of 1519 Dugger Drive Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1519 Dugger Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210916-0124372, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Blue Sky Horizon, GP by Warranty Deed from Scott A. Rogers and wife, Kellie Rogers, and Scott A. Rogers as Special Designee for the interest if any of Debra Jean Rogers of record in Instrument No. 20210817-0111169 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on August 17, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 102, 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 20210916-0124372, 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: **1519 A Dugger Drive, Nashville, Tennessee 37206-1205**.

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.

Karen Johnson Davidson County
Batch# 972415 **DEEDWARR**
02/21/2023 10:19:07 AM 2 pgs
Fees: $13.00 Taxes: $3,163.50

20230221-0012063

Witness my/our hand(s) this the 17th DAY OF FEBRUARY, 2023.

Blue Sky Horizion, GP

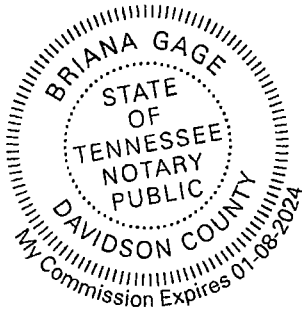
BY: _____
Margaret R. Means
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET R. MEANS, signing for BLUE SKY HORIZION, 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 PARTNER of BLUE SKY HORIZION, 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 17th of February, 2023.

_____
Notary Public
My Commission Expires: 1/8/2024
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212