WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Darlene Donaldson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2004.

Darlene Shaw
Notary Public

MY COMMISSION EXPIRES: November 25, 2007.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/21/04 15:20 2pgs
Fees:13.00 Taxes:284.90
20040621-0073301

DARLENE NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

h-1637

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darlene Donaldson	New Owner	081-11-0 342.00
(NAME)	(NAME)	
1721 14th Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, Blue Sky International Investments, LLC, a ** Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darlene Donaldson, unmarried, and Brenda Glass, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: **Delaware

Being part of Lot Number 284 on the Plan of D.T. McGavock and Others Addition, called the Town of McGavock, of record in Book 21, Page 41, said Register's Office.

Said Lot Number 284 fronts 40 feet on the West side of 14th Avenue North and runs back 170 feet to an alley.

Being the same property conveyed to Blue Sky International Investments, LLC by Special Warranty Deed from Ocwen Federal Bank, FSB, of record in Instrument No. 20031230-0183673, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1721 14th Ave. North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 9th day of June, 2004.

Blue Sky International Investments, LLC

By: Member
Gregory M. Schneider, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregory M. Schneider with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself to be the Member respectively of the Blue Sky International Investments, LLC, a Tennessee Limited Liability Company the within named bargainor, and limited liability company, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Gregory M. Schneider as such Member .

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 9th day of June, 2004.

Darlene Short
Notary Public

My Commission Expires: 11-25-07



RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072