WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/04 08:35 2pgs
Fees:13.00 Taxes:292.30

20040713-0082963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Joseph Michael Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2004.

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENN.

Darlene Short
Notary Public

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

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

H-1680

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Michael Hayes	New Owner	071-15-0 438.00
(NAME)	(NAME)	
1212 Stainback Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 Delaware Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Michael Hayes, 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:

Land in Davidson County, Tennessee, being the northerly 32 feet 10 inch of Lot No. 109 on the Plan of Sharpe and Horns First Addition to East Nashville as of record in Book 57, page 152, Register's Office for said County. Said part of Lot No. 109 fronts 32 feet 10 inches on the westerly side of Stainback Avenue and runs back between parallel lines of 167 ½ feet more or less to an alley.

Being the same property conveyed to Blue Sky International Investments, LLC, a Delaware Limited Liability Company, by deed from Consulting by Faith, Inc., a Tennessee corporation, of record in Instrument No. 20040713-0082962, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1212 Stainback Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

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 25th day of June, 2004.

Blue Sky International Investments, LLC

By: _____, Managing Member
Gregory M. Schneider, Managing 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/herself to be the Managing Member respectively of the Blue Sky International Investments, LLC, a Delaware Limited Liability Company the within named bargainor, and that he/she as such Managing 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 Managing Member .

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 25th 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