WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Valerie Ann O'Dell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2005.

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

Davidson County DEEDWARR
Recvd: 02/15/05 15:36 2 pgs
Fees:13.00 Taxes:425.13
20050215-0017305

h-1983

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Ann O'Dell	New Owner	082-03-0 296.00
(NAME)	(NAME)	
1014 Pennock 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 Valerie Ann O'Dell and husband, Michael O'Dell 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:

Being all of Lot No. 14 on the plan of George W. Stainback's Corrected Plan of Lots of the Lucy H. Lindsley Tract of record in Plat Book 161, Page 141 & 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Blue Sky International Investments, LLC, a Delaware Limited Liability Company, by Warranty Deed from 1014 Pennock Avenue Land Trust, dated June 9, 2004, of record in Instrument No. 20040616-0071489, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

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 1014 Pennock Avenue, Nashville, TN 37207
(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 11th day of February, 2005.

Blue Sky International Investments, LLC

By: Managing Director
Gregory M. Schneider, Managing Director

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 Director respectively of the Blue Sky International Investments, LLC, a Delaware limited liability company the within named bargainor, and limited liability company, and that he/she as such Managing Director 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 Director .

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 11th day of February, 2005.

Notary Public

My Commission Expires: 11.25.07

RETURN TO:

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