Box 10-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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BILL GARRETT, Davidson County
Trans:T20110059499 DEEDWARR
Recvd: 09/26/11 10:31 3 pgs
Fees:18.00 Taxes:351.50
20110926-0074165

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50960
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Blue Sky Adventures, LLC Eagle Eye Properties, LLC 115 Penn Warren Drive Suite 300 #204 Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 06111030600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$95,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter McKenzie and Miranda McKenzie, Trustees of the McKenzie Trust dated July 17, 2008**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Blue Sky Adventures, LLC and Eagle Eye Properties, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Greenland Tract, a Resubdivision of Lot No. 9 of record in Book 5190, page 362, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Peter M. McKenzie and Miranda Anne McKenzie by Warranty Deed from Kenneth Garrison dated May 12, 2006 and recorded on May 25, 2006, of record in Doc. No. 20060525-0061616 Register's Office for Davidson County, Tennessee. By Trust Transfer Deed dated July 17, 2008, recorded August 20, 2008, of record in Doc. No. 20080820-0085351, said Register's Office, subject property was conveyed to Peter McKenzie and Miranda McKenzie Trustees of the McKenzie Trust, dated July 17, 2008.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5190 page 362, said Register's Office, which Plan shows a 20 foot minimum building setback line from Greenland Avenue and a 10 foot easement for public utility and drainage purposes along the rear line and a 5 foot easement for sanitary sewers and/or storm drainage located on the easterly side line of said lot; Joint Driveway Dedication of record in Book 7477, page 480, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4777, page 717, said Register's Office.

This is improved property, known as: 1119 A Greenland Avenue, Nashville, Tennessee 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of September, 2011.

Peter McKenzie, Trustee

Miranda McKenzie, Trustee

State of CALIFORNIA
County of VENTURA

On this 22 day of September, 2011 , before me the undersigned authority, personally appeared Peter McKenzie and Miranda McKenzie , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: DEC 5, 2014

Notary

*SEE SEAL ON ATTACHED ACKNOWLEDGMENT

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Sworn and subscribed before me this the 22nd day of September, 2011

My Commission Expires: 5-05-2015

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of VENTURA

On SEPT 22, 2011 (Date) before me, JESSICA RAYE, NOTARY PUBLIC (Here Insert Name and Title of the Officer),
personally appeared PETER McKENZIE AND MIRANDA McKENZIE (Name(s) of Signer(s)),

JESSICA LYNN RAYE
Commission # 1915271
Notary Public - California
Ventura County
My Comm. Expires Dec 5, 2014

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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