BILL GARRETT, Davidson County
Trans:T20120045427 DEEDWARR
Recvd: 06/20/12 09:56 3 pgs
Fees:18.00 Taxes:687.85

20120620-0054163

WARRANTY DEED

J.D. KIOUS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

R-BMR-12-1724

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,906.00

Affiant

Subscribed and sworn to before me, this ~~16th DAY OF~~ June, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Sky Construction, Inc.	SAME	
Le Public Square N. ~~4724 44th Avenue South~~	(NAME)	
Murfreesboro, TN 37130 ~~Nashville, TN 37212~~ (ADDRESS)	(ADDRESS)	105-9-32.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL HILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BLUE SKY CONSTRUCTION, INC., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 28.7 FEET OF LOT NO. 30 AND THE NORTHERLY 21.3 FEET OF LOT NO. 31 ON THE MAP OF BELMONT LAND COMPANY'S SUBDIVISION OF LOTS 63 AND 64, O.B. HAYES ROKEBY ADDITION, OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 50 FEET ON THE EASTERLY SIDE OF 14TH AVENUE SOUTH AND RUNS BACK 184.2 FEET ON THE NORTH LINE AND 181.46 FEET ON THE SOUTH LINE, TO THE WEST MARGIN OF 13TH AVENUE SOUTH, ON WHICH IT MEASURES 50 FEET.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS 31 AND 32 ON THE MAP OF BELMONT LAND COMPANY'S SUBDIVISION OF LOT NOS. 63 AND 64, OF THE O.B. HAYES ROKEBY SUBDIVISION OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY OF BARGE, WAGGONER & SUMMER, ENGINEERS, DATED NOVEMBER 3, 1970, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWEST INTERSECTION OF PROPOSED WEDGEWOOD AVENUE AND 13TH AVENUE SOUTH, PROPOSED PEDESTRIAN WALK UNDERPASS, THENCE WITH THE MARGIN OF WEDGEWOOD AVENUE, SOUTH 79° 24' WEST, 155.4 FEET TO AN IRON PIN IN THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 46.73 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF 14TH AVENUE SOUTH; THENCE WITH THE MARGIN OF SAME, NORTH 6° 30' EAST 32.7 FEET TO AN IRON PIN; THENCE LEAVING SAID AVENUE, SOUTH 81° 48' EAST, 181.3 FEET TO AN IRON PIN IN THE PROPOSED WALK UNDERPASS; THENCE WITH THE SAME SOUTH 9° 41' WEST, 5.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY AFFIDAVIT AS TO HEIRS AS RECORDED ON THE 15TH DAY OF MAY, 2008 IN INSTRUMENT NO. 20080515-0050161; WARRANTY DEED FROM THE NASHVILLE HOUSING AUTHORITY TO FRANK C. MCCULLOUGH AND WIFE, ANABELLE MCCULLOUGH AS RECORDED ON THE 2ND DAY OF AUGUST, 1971 IN DEED BOOK 4525, PAGE 216 AND WARRANTY DEED FROM LUDWALD O. P. PERRY, MD AND WIFE, ANNA C. PERRY TO FRANK C. MCCULLOUGH AND WIFE, ANNA BELL MCCULLOUGH AS RECORDED ON THE 10TH DAY OF APRIL, 1968 IN DEED BOOK 4226, PAGE 111, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT:

BEING PART OF LOT NO. 31 ON THE MAP OF BELMONT COMPANY'S SUBDIVISION OF LOTS 63 AND 64, O.B. HAYES ROKEBY ADDITION, AS OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 234 FEET, MORE OR LESS, IN A SOUTHERLY DIRECTION ALONG THE WESTERN BOUNDARY OF 13TH AVENUE, SOUTH FROM THE SOUTHWESTERN INTERSECTION OF WADE STREET AND 13TH AVENUE, SOUTH; THENCE

ALONG THE WESTERLY BOUNDARY OF 13TH AVENUE, SOUTH, IN A SOUTHERLY DIRECTION A DISTANCE OF 16 FEET MORE OR LESS, TO A POINT; THENCE ALONG THE PROPERTY LINE IN A WESTERLY DIRECTION A DISTANCE OF 44 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A LINE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 48 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 352 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY SLOPE EASEMENT AS RECORDED IN BOOK 4475, PAGE 202, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE(S) 87; BOOK 4220, PAGE 723, BOOK 6236, PAGE 263; BOOK 4525, PAGE 216; BOOK 4475, PAGE 202 AND EASEMENTS RETAINED IN METRO ORDINANCE 096-495, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1724 14th Avenue South, Nashville, Tennessee 37212

(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 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.

Witness my/our hand(s) this 18th day of June, 2012.

Michael Hill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903