WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036657 DEEDWARR
Recvd: 05/02/13 14:06 2 pgs
Fees:13.00 Taxes:684.50

20130502-0044460

B-KW-13-1435

SUSANNE E. MARLOWE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/19/16
(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	
(NAME)	(NAME)	
1435 14th Ave South	6 Public Square North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Murfreesboro, TN 37130	105-05-0-556.00
(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, I/we CURT MCCORKLE AND DENISE MCCORKLE, HUSBAND AND WIFE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF SECTION ONE HUNDRED THIRTY, EDGEHILL ESTATES OF RECORD IN PLAT BOOK 5800, PAGE 123, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CURT MCCORKLE AND DENISE MCCORKLE, HUSBAND AND WIFE BY QUITCLAIM DEED FROM CURT MCCORKLE OF RECORD AT INSTRUMENT NO. 20110426-0031871, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 19, 2011 AND RECORDED ON APRIL 26, 2011. AND BEING THE SAME PROPERTY CONVEYED TO CURT MCCORKLE, UNMARRIED BY WARRANTY DEED FROM JUN TAKEYAMA AND WIFE, KEIKO TAKEYAMA OF RECORD AT INSTRUMENT NO. 20050705-0077026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 22, 2005 AND RECORDED ON JULY 05, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5800, PAGE 123; BOOK 4220, PAGE 723 AND BOOK 5527, PAGE 631, 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 1435 14th Ave 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 26th day of April, 2013.

Curt McCorkle

Denise McCorkle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curt McCorkle and Denise McCorkle, 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 26th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)



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