File No.: 13041469

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,723.53

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2013.

Susanne E. Marlowe
Notary Public

MY COMMISSION EXPIRES: 4/19/16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130041123 DEEDWARR
Recvd: 05/17/13 08:37 2 pgs
Fees:13.00 Taxes:1386.48
20130517-0049702

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blue Sky Construction, Inc.	Blue Sky Construction, Inc.	105 130 040 00
(NAME)	(NAME)	
6 Public Square N	6 Public Square N	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Eldridge**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Blue Sky Construction, Inc.**, a Tennessee corporation, hereinafter called the GRANTEE, its successors 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 southerly 41 feet 8 inches of Lot No. 332 and the northerly 33 feet 4 inches of Lot No. 333 on the Map of Belmont Heights, of record in Book 421, page 71, Register's Office for said County.

Said parts of said lots Nos. 332 and 333 front 75 feet on the easterly side of Eastwood Avenue or 13th Avenue South, and run back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Frank E. Howse and wife, Ann M. Howse, by Quitclaim Deed dated 05/24/2001 and filed for record on 06/21/2001 in Instrument No. 20010621-0065739 of the Register's Office for Davidson County, Tennessee and being the same property conveyed to John Eldridge by Warranty Deed of record in Instrument No. 20130517-0049701, said Register's Office.

This conveyance is subject to all matters as shown on plat of record in Book 421, page 71 of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not the principal residence of the Grantor.

This is improved property known as: 2110 Eastwood Ave., Nashville, TN 37212

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I 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 I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 9th day of May, 2013.

John Eldridge

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, John Eldridge, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing the name of the the entity by himself/herself as .

WITNESS my hand and seal this 9th day of May, 2013.

Notary Public
My Commission Expires: 3/18/2015

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 13041469

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY