BILL GARRETT, Davidson County
Trans:T20130046631 DEEDWARR
Recvd: 06/04/13 15:32 2 pgs
Fees:13.00 Taxes:1326.45

20130604-0056616

WARRANTY DEED

B-BS-13-1703

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/2/15
(AFFIX SEAL)

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Daniel Colin Stafford	NEW OWNER	
1703 Franklin Ave	(NAME)	
(ADDRESS)	(ADDRESS)	083-06-0-421.00
Nashville, TN 37206		
(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 BLUE SKY PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL COLIN STAFFORD AND WIFE, TIFFANY ALVINA STAFFORD, 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. 2 ON THE PLAN OF A RESUBDIVISION OF LOT 18 ON THE PLAN OF ROY F. WILLIAMS SUBDIVISION OF THE HUNTER TRACT OF RECORD IN PLAT BOOK 5190, PAGE 387, 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 BLUE SKY PROPERTIES, LLC BY WARRANTY DEED FROM RHONDA M. TEAGUE, NOW KNOWN AS RHONDA TEAGUE KING OF RECORD AT INSTRUMENT NO. 20121227-0119264, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 20, 2012 AND RECORDED ON DECEMBER 27, 2012.BEING THE SAME PROPERTY CONVEYED TO RHONDA M. TEAGUE BY WARRANTY DEED FROM ALEX RYAN TOMLINSON OF RECORD AT INSTRUMENT NO. 20100908-0071512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 03, 2010 AND RECORDED ON SEPTEMBER 08, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5190, PAGE 387, 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 1703 Franklin Ave, Nashville, Tennessee 37206
(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 22nd day of May, 2013.

Blue Sky Properties, LLC

By: _____
Anthony Tavakoli

Its: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of May, 2013, before me personally appeared Anthony Tavakoli, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the member of Blue Sky Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of May, 2013 .

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

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