THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2013. Notary Public My Commission Expires: ___

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130061606 DEEDWARR
Recvd: 07/19/13 09:17 2 pgs
Fees:13.00 Taxes:1036.00
20130719-0074751

WARRANTY DEED

Address New Owner: Blue Sky Properties, LLC 231 Chapel Ave. Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Map Parcel ID No. 103-4-139

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RJAS Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blue Sky Properties, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 93 on the plan of West End Annex, as of record in Book 332, Page 61, in the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 93 fronts 50 feet on the north side of Utah Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to RJAS Properties, LLC by Warranty Deed from Lawrence Elliott, an unmarried person, of record in Instrument No. 20031204-0174328, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Any and all restrictions, dedications, conditions, reservations, easements and other matters of record.

All matters set forth on the play of record in Plat Book 332, Page 61, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: 4204 Utah Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2013.

RJAS Properties, LLC, a Tennessee limited liability company

By: _____
Richard Tomichek CHIEF MANAGER

Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Tomichek, with whom I am personally acquainted, and who acknowledged that he is the Chief Manager of RJAS Properties, LLC, a Tennessee limited liability company, and is authorized to execute the within instrument for the purposes therein contained on behalf of RJAS Properties, LLC, a Tennessee limited liability company.

Witness my hand, at office, this 16th day of July, 2013.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014