BILL GARRETT, Davidson County
Trans:T20130089325 DEEDWARR
Recvd: 10/17/13 08:15 2 pgs
Fees:13.00 Taxes:1772.30
20131017-0108283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-BS-13-03623

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Garrett Davidson	**Franklin American Mortgage Company**	
(NAME)	(NAME)	**118-13-0Q-001.00**
3623 Wilbur Place	**501 Corporate Centre Dr # 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Franklin, TN 37067**	
(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 **GARRETT DAVIDSON AND WIFE, JENNIFER SEIBELS DAVIDSON,** 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 UNIT NO. "A", COTTAGES AT WILBUR PLACE, AS SHOWN ON THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20130409-0035031, AS CORRECTED BY SCRIVENER' S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20130510-0047475, 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 QUITCLAIM DEED FROM GRAHAM CONSTRUCTION OF TN, LLC OF RECORD AT INSTRUMENT NO. 20130430-0043116, AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD AT INSTRUMENT NO. 20130514-0048344, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 24, 2013 AND RECORDED ON APRIL 30, 2013.

BEING A PART OF THE SAME PROPERTY CONVEYED TO BLUE SKY PROPERTIES, LLC AND GRAHAM CONSTRUCTION OF TN, LLC BY DEED FROM JOHN A. BIOLA AND WIFE JOY S. BIOLA OF RECORD AT INSTRUMENT NO. 20130401-0031130, AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD AT INSTRUMENT NO. 20130514-0048345, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 21, 2013 AND RECORDED ON APRIL 1, 2013.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1424, PAGE 21; INSTRUMENT NUMBER 20130409-0035031, AS CORRECTED BY SCRIVENER' S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20130510-0047475, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) **unimproved**
( ) **improved**
property known as **3623 Wilbur Place Nashville, Tennessee 37204**
(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 11th day of October, 2013.

Blue Sky Properties, LLC

By: _____
Anthony Tavakoli

Its: Member

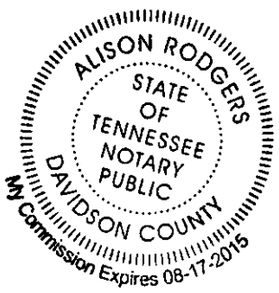
STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of October, 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 11th day of October, 2013 .

_____
Notary Public

My Commission Expires: 8-17-2015



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