Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF NOVEMBER, 2013. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAPITAL HOMES LP	**SAME**	**072-11-0-332.00** **072-11-0-333.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BLUE SKY ADVENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Hal Harding Land, of record in Plat Book 843, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 52 feet on the westerly side of McKennie Avenue or Branch Street, and runs back between parallel lines, 134 feet to an alley.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 3 on the Plat of Hal Harding's Land, of record in Plat Book 843, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 3 fronts 56 feet on the west side of Branch, formerly McKennie Avenue, and runs back between parallel lines 134 feet to an alley.

Being the same property conveyed to Blue Sky Adventures, LLC, a Tennessee Limited Liability Company, from Regina Newsom-Snell a/k/a Regina Snell, unmarried, by deed of record in Instrument No. 20131108-0116240, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 843, page 47, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130095782 DEEDWARR
Recvd: 11/08/13 14:32 2 pgs
Fees:13.00 Taxes:370.00
20131108-0116242

unimproved ( )
This is improved(X) property, known as **1806 & 1808 BRANCH STREET, NASHVILLE, TN 37216**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7th day of November, 2013.

Blue Sky Adventures, LLC

/s/ Patricia A. Vaughn, sole member

By: Patricia A. Vaughn, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Patricia A. Vaughn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the sole member of **Blue Sky Adventures, LLC** the within-named bargainor, a Tennessee Limited Liability Company, and that she as such sole member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Blue Sky Adventures, LLC,** by herself as such sole member.

Witness my hand and official seal at office this 7th of November, 2013.

My commission expires: **May 5, 2015**

/s/ Lee A. Cohen

Notary Public