WARRANTY DEED

B-KW-13-1435B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Karen Howard
Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-22-2015
(AFFIX SEAL)

DONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY 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: (NAME)	MAP-PARCEL NUMBERS
Jens Meiler	Regions Bank dba Regions Mortgage	
1437 14th Avenue South (ADDRESS)	2050 Parkway Office Cr (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Birmingham Al 35244 (CITY) (STATE) (ZIP)	105050D00100CO

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 CONSTRUCTION, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENS MEILER AND WIFE, CLAUDIA MEILER, 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 A, AS SHOWN ON THE PLAN OF 1435 14TH AVENUE SOUTH TOWNHOMES, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT C TO AND ESTABLISHED BY THE DECLARATION OF RECORD IN INSTRUMENT 201305300054629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

BEING PART OF THE SAME PROPERTY CONVEYED TO BLUE SKY CONSTRUCTION INC. BY DEED FROM CURT MCCORKLE AND DENISE MCCORKLE, HUSBAND AND WIFE, DATED 04/26/2013 AND FILED FOR RECORD ON 05/02/2013 IN INSTRUMENT 201305020044460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5800, PAGE 123; INSTRUMENT 201305300054629, 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 1437 14th Avenue South, Nashville, Tennessee 37212
(House Number) (Street) (PO 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.

BILL GARRETT, Davidson County
Trans:T20130097229 DEEDWARR
Recvd: 11/14/13 15:28 2 pgs
Fees:13.00 Taxes:2201.50
20131114-0117969

Witness my/our hand(s) this 12th day of November, 2013.

Blue Sky Construction, Inc.

By: _____
Howard W. Wilson, President

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

On this the 12th day of November, 2013, before me personally appeared Howard W. Wilson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Blue Sky Construction, Inc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of November, 2013.

Rachael M. Ogletree
Notary Public

RACHAEL M. OGLETREE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/15/15

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