This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 118-02-0-272.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Blue Sky Construction, Inc.
6 Public Square N
Murfreesboro, TN 37130

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20130100963 DEEDWARR
Recvd: 12/02/13 12:04 2 pgs
Fees:13.00 Taxes:980.50
20131202-0122373

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **MELODY COHEN, DIRECTOR AND SOLE SHAREHOLDER OF UNITED APPAREL LIQUIDATORS, INC., A LOUISIANA CORPORATION**, "Grantor", and being authorized so to do, have this day bargained and sold and do hereby transfer and convey unto **BLUE SKY CONSTRUCTION, INC., A TENNESSEE CORPORATION,** "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Plan of Mason Manor, of record in Book 3842, page 57, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.
>
> BEING the same property conveyed to United Apparel Liquidators, Inc., by Warranty Deed from Wilma I. Jetton, widow, dated January 14, 2013, appearing of record in Instrument No. 20130128-0008861, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 3842, page 57, Register's Office for Davidson County, Tennessee, and restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2813 W. Kirkwood Ave., Nashville, TN 37204.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been paid by the Grantor and prorated between the parties.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27th day of November, 2013.

UNITED APPAREL LIQUIDATORS, INC.

BY: _____
MELODY COHEN, Director and as Sole Shareholder

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **MELODY COHEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be one of the **Directors and Sole Shareholder** of **UNITED APPAREL LIQUIDATORS, INC., a Louisiana Corporation,** and that she as such **Director and Sole Shareholder**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by herself as **Director and Sole Shareholder**.

WITNESS MY HAND AND OFFICIAL SEAL this the 27th day of November, 2013.

_____
NOTARY PUBLIC
My Commission Expires: _____

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$265,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 27th day of November, 2013.

_____
NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

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