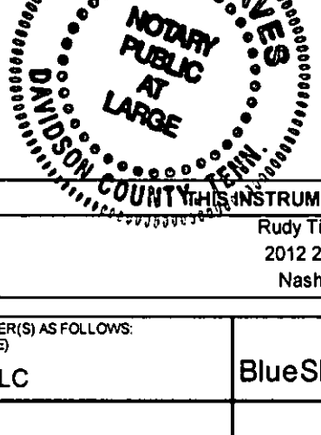
WARRANTY DEED

B-BS-14-1419



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,543.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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:	MAP-PARCEL NUMBERS
BlueSky Properties, LLC	BlueSky Properties, LLC	
231 Chapel Ave.	231 Chapel Ave.	08305035700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, I/we ANN WILEY HUNT UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BLUESKY PROPERTIES, LLC, 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, IN THE 23RD WARD, BEING LOT NO. 51 ON THE MAP OF WEAKLEY HOME PLACE OF RECORD IN PLAT BOOK 421, PAGE 36, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 51 FRONT 50 FEET ON THE NORTHERLY SIDE OF FRANKLIN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ANN WILEY HUNT, UNMARRIED BY WARRANTY DEED FROM DAVID ALDEN POTTER AKA DAVID ALTON POTTER RECORDED ON NOVEMBER 26, 2013 IN INSTRUMENT NO. 20131126-0121490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO (1) PROPERTY TAXES FOR THE CURRENT YEAR AND ALL SUBSEQUENT YEARS, (2) THE PLAN OF RECORD IN BOOK 421, PAGE 36, SAID REGISTER'S OFFICE AND ALL MATTERS HEREIN; (3) ALL EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 1419 Franklin Avenue, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20140004406 DEEDWARR
Recvd: 01/21/14 11:27 2 pgs
Fees:13.00 Taxes:616.21
20140121-0005450

Witness my/our hand(s) this 9th day of January, 2014.

Ann Wiley Hunt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Wiley Hunt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of January, 2014.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN CLEARY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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