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

MAP/GROUP/PARCEL 105090J005.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
BlueSky Construction, Inc.
6 Public Square North
Murfreesboro, TN 37130

SEND TAX BILLS TO:

SAME

BILL GARRETT, Davidson County
Trans:T20140026260 DEEDWARR
Recvd: 04/17/14 14:32 3 pgs
Fees:18.00 Taxes:1480.00
20140417-0032429

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/WE the undersigned, **SHANNON BROOKS AND HUSBAND, DYLAN BROOKS** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **BLUESKY CONSTRUCTION, INC.** "Grantee(s)", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Unit No. 5, on the Plan of Belmont Close Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Belmont Close Townhomes of record in Instrument Number 20120928-0088601, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Shannon Brooks and husband, Dylan Brooks, by Warranty Deed from Blue Sky Construction, Inc., dated March 22, 2013, appearing of record in Instrument Number 20130328-0030391, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Belmont Cove Townhomes Subdivision of record in Book 4220, page 723, and Book 6236, page 263, all of the Register's Office of Davidson County, Tennessee, Metro Ordinance of record in Book 096, page 495, Register's Office for Davidson County, Tennessee.; Slope Easement of record in Book 4475, page 202, Register's Office for Davidson County, Tennessee.; Subject to all matters shown on the Plan of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.; Covenants and Restrictions of record in 4525, page 216, Register's Office for Davidson County, Tennessee.; Notice of Completion filed in Instrument Number 20130220-0017130, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO 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 1300 Wedgewood Ave., Nashville, TN, 37212.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs 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(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 31st day of March, 2014.

Shannon Brooks
Shannon Brooks

Dylan Brooks by Shannon Brooks attorney in fact
Dylan Brooks by Shannon K. Brooks
Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shannon Brooks, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 31 day of March, 2014.

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6.18.17

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **SHANNON K. BROOKS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (Warranty Dead) instrument for the purposes therein contained; and the said **SHANNON K. BROOKS** to me known to be the person who executed the foregoing instrument on behalf of **DYLAN BROOKS**, acknowledged that he executed the same as the free act and deed of said **SHANNON K. BROOKS**, and for the purposes therein contained by virtue of a Limited Power of Attorney, duly executed by the said **DYLAN BROOKS** and appearing of record in Book _____, Page _____, Register's Office for Rutherford County, Tennessee.

20140417.0032428

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 31rd day of March, 2014.

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6.18.17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelly Dassey
AFFIANT

Sworn to and subscribed before me this 14th day of April, 2014.

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6.18.17

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shannon Brooks, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 31st day of March, 2014.

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6·18·17

