WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-BSP-14-4204A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cyrus McCoy Adams, II and Erin O'Hara Adams	**Legacy Home Loans LLC**	
(NAME) **4204A Utah Avenue**	(NAME) **4025 Hillsboro Pike, Suite 601**	**103040O00100CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37215**	
(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 **BLUE SKY PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CYRUS MCCOY ADAMS, II AND ERIN O'HARA ADAMS, HUSBAND AND WIFE** 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, Utah Avenue Cottages, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130731-0079770, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Blue Sky Properties, LLC, a Tennessee limited liability company by deed from RJAS Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20130719-0074751 Register's Office for Davidson County, Tennessee, dated July 16, 2013 and recorded on July 19, 2013. (Value or consideration as shown in aforementioned deed $280,000.00.)

Being a portion of the same property conveyed to RJAS Properties, LLC by deed from Lawrence Elliott, an unmarried person of record in Instrument No. 20031204-0174328 Register's Office for Davidson County, Tennessee, dated November 14, 2003 and recorded on December 04, 2003. (Value or consideration as shown in aforementioned deed $187,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130731-0079770, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of Utah Avenue Cottages Homeowner's Association, Inc. of record in Instrument Number 20130731-0079769, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4204A Utah Avenue, Nashville, Tennessee 37209**.

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:T20140033054 DEEDWARR
Recvd: 05/13/14 10:50 2 pgs
Fees:13.00 Taxes:1565.10

Warranty Deed

20140513-0040829

Witness my/our hand(s) this the 9th DAY OF MAY, 2014.

Blue Sky Properties LLC, a Tennessee limited liability company

By: _____
Anthony Tavakoli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Tavakoli, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the member of Blue Sky Properties LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such member executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212