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 105050556.00:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Louis R. Feagles and Lois Wagstrom
1435 14th Ave S
Nashville, TN 37212

SEND TAX BILLS TO:
New Owners

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, **BLUE SKY CONSTRUCTION, INC.** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LOUIS R. FEAGLES AND LOIS WAGSTROM, HUSAND AND WIFE** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING Unit B, 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 20130530-0054629, 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 a portion of the same property conveyed to Blue Sky Construction, Inc, by Warranty Deed from Curt McCorkle and Denise McCorkle, husband and wife, dated April 26, 2013, appearing of record in Instrument No. 20130502-0044460, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Master Deed of record in Instrument No.20140602-0047210 and 20130530-0054629, Plan of record in Plat Book 5800, page 123; Restrictions of 1435 14th Avenue South Townhomes of record in Book 4220, page 723 and Book 5527, page 631, Conditions and Restrictions of 1435 14th Avenue South Townhomes of record in Book 4220, page 723 and Book 5527, page 631, and Amended in Instrument No. 20140602-0047210 all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1435 14th Ave S, 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 its has lawfully seized and possessed of said parcel of real estate, and that its 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 itself, its successors 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.

BILL GARRETT, Davidson County
Trans:T20140040380 DEEDWARR
Recvd: 06/09/14 12:23 2 pgs
Fees:13.00 Taxes:2031.30
20140609-0049884

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 4 day of June, 2014.

Blue Sky Construction, Inc.

BY: _____

Howard W. Wilson - President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **HOWARD W. WILSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the **President** of **BLUE SKY CONSTRUCTION, INC., a Tennessee Corporation,** and that he as such **President**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as **President**.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 4 day of June, 2014.

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6.18.17

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $549,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelly Posey
AFFIANT

Sworn to and subscribed before me this 4 day of June, 2014.

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6.18.17

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY