WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040696 DEEDWARR
Recvd: 06/10/14 09:58 2 pgs
Fees:13.00 Taxes:1476.30

20140610-0050260

B-BS-14-4204B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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)
Charles J. Stoudenmire	Synovus Mortgage Corp.	
(NAME)	(NAME)	
4204B Utah Avenue	2204 Lakeshore Drive, #325	**103-04-0-O-002.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham, AL 35209	
(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 **CHARLES J. STOUDENMIRE AND LAURA G. STOUDENMIRE, 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 B shown on the Plan for 4204 Utah Townhomes attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Utah Avenue Cottages, of record in Instrument No. 20130731-0079770, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Blue Sky Properties, LLC, a Tennessee limited liability company by Warranty 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.

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 Declaration of Covenants, Conditions and Restrictions for Utah Avenue Cottages with By-Laws of Utah Avenue Cottages Homeowners' Association, Inc. appended thereto as Exhibit "B", of record in Instrument Number 20130731-0079770, Register's Office for Davidson County, Tennessee.
- Charter of Utah Avenue Cottages Homeowner's Association, Inc. of record in Instrument Number 20130731-0079769, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- 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: **4204B 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.

Witness my/our hand(s) this the 5th DAY OF JUNE, 2014.

Blue Sky Properties, LLC, a Tennessee limited liability company

By: _____
Anthony Tavakoli

Its: Managing Member

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/herself to be the managing member of Blue Sky Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such managing member

Witness my hand and official seal, this the 5th day of June, 2014.

_____
Notary Public

My Commission Expires: 3-6-18

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY