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

MAP AND PARCEL: 105130R002.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Austin Ray
2110B Eastwood Avenue
Nashville, TN 37212

SEND TAX BILLS TO:

New Owner

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, the undersigned, **BLUE SKY CONSTRUCTION, INC., A TENNESSEE CORPORATION**, "Grantor" has this day bargained and sold and does hereby transfer and convey unto **AUSTIN RAY, SINGLE MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Unit B, as shown on the Plan of 2110 Eastwood Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20130726-0077654, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligation of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING a portion of the same property conveyed to Blue Sky Construction, Inc, a Tennessee Corporation, by Warranty Deed from John Eldridge, dated May 9, 2013, appearing of record in Instrument No. 20130517-0049702, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130726-0077654; Charter of 2110 Eastwood Avenue Townhomes Homeowner's Association of record in Instrument No. 20140604-0048356; and to all matters shown on the Plan of record in Plat Book 421, page 71; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 2110B Eastwood 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, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it 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.

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, his 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:T20140049676 DEEDWARR
Recvd: 07/11/14 12:57 2 pgs
Fees:13.00 Taxes:3063.60
20140711-0061298

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10 day of July, 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 in Murfreesboro, Tennessee, this the 10 day of July, 2014.

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 2.20.18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$828,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 10th day of July, 2014.

MARY P. NEWBERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

_____
NOTARY PUBLIC

My Commission Expires: Nov. 6, 2017