This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP & PARCEL NO: 105070138.00

From Information Furnished by the Parties

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

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20140073831 DEEDWARR
Recvd: 10/01/14 11:54 2 pgs
Fees:13.00 Taxes:444.00
20141001-0090572

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, we, the undersigned, **KENNETH MURPHY AND WIFE, VICKIE MURPHY**, "Grantors" have this day bargained and sold and do hereby transfer and convey unto **BLUE SKY CONSTRUCTION, INC., A TENNESSEE CORPORATION**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 150 feet of the westerly one-half of Block "C" on the Plan of the Merritt Lands as of record in Minute Book "N", page 241, of the Register's office for Davidson County, Tennessee.

BEING the same property conveyed to Kenneth Murphy and wife, Vicky Murphy, by Warranty Deed dated March 16, 2001, from Doyle H. Gibson and wife, Frances I. Gibson, appearing of record in Instrument Number 20010329-0030309, of the Register's Office for Davidson County, Tennessee. VICKIE MURPHY and VICKY MURPHY are one and the same person.

THIS CONVEYANCE IS SUBJECT TO:

To any and all matters appearing of record in Minute Book N, Page 241, of the Registers Office for Davidson County, Tennessee, and to any 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 1316 Pillow Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have 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 themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors 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 Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the 29th day of September, 2014.

Kenneth Murphy

Vickie Murphy

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kenneth Murphy and Vickie Murphy**, 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 29th day of September, 2014.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$120,000.00** 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 29th day of September, 2014.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016