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

MAP AND PARCEL: 1050900002.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Carla Raye Stephenson
1004 Waverly Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
First Community Mortgage
245 Heritage Park Dr.
Murfreesboro TN 37129

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 **CARLA RAYE STEPHENSON, A SINGLE PERSON**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING all of Unit B, as shown on the Plan of 1002 Waverly 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. 20130726-0077655, 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, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations 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., by Warranty Deed from Carlos V. Castrillo, III, married, June 28, 2013, appearing of record in Instrument No. 20130708-0070395, 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. 20130726-0077655, as amended in Instrument No. 20140717-0063524; Charter of 1002 Waverly Avenue Townhomes Homeowner's Association of record in Instrument No. 20140604-0048357; and to all matters shown on the Plan of record in Plat Book 4595, page 63; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1004 Waverly Ave., 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, her 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.

BILL GARRETT, Davidson County
Trans:T20140076757 DEEDWARR
Recvd: 10/10/14 10:22 2 pgs
Fees:13.00 Taxes:1997.63
20141010-0094107

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, her 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.

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 26th day of September, 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 26th day of September, 2014.

Audrey D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
NOTARY PUBLIC
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 **$539,900.00** 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 26th day of September, 2014.

_____
NOTARY PUBLIC

My Commission Expires: _____

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017