WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090354 DEEDWARR
Recvd: 12/03/14 08:21 2 pgs
Fees:13.00 Taxes:1357.53
20141203-0110645

B-BS-14-1419A

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Chanel Smith and Benjamin Smith	**Franklin Synergy Bank**	
(NAME) **1419 A Franklin Ave**	(NAME) **722 Columbia Avenue**	**083-05-0D-001.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Franklin, TN 37064**	
(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 **BLUESKY PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHANEL SMITH AND BENJAMIN SMITH, WIFE AND HUSBAND,** 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 A, of Cottages at Franklin Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages at Franklin Avenue of record in Instrument Number 20140210-0011499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to BlueSky Properties, LLC by deed from Ann Wiley Hunt, unmarried of record in Instrument No. 20140121-0005450 Register's Office for Davidson County, Tennessee, dated January 9, 2014 and recorded on January 21, 2014. Being the same property conveyed to Ann Wiley Hunt, unmarried by Deed from David Alden Potter aka David Alton Potter of record in Instrument No. 20131126-0121490, Register's Office for Davidson County, Tennessee, dated November 20, 2013 and recorded on November 26, 2013. Being the same property conveyed to David Alden Potter by Executor's Quitclaim Deed from David Alden Potter, as Executor of The Estate of John Hill Simmons, Jr. of record at Instrument No. 20111108-0087183, Register's Office for Davidson County, Tennessee, dated October 29, 2011 and recorded on November 8, 2011.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140210-0011499, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 36, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1419 A Franklin Ave , Nashville, Tennessee 37206**.

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 24th DAY OF NOVEMBER, 2014.

BlueSky Properties, LLC

BY: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Tavaldi, 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 president of BlueSky Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such president executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of November, 2014.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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