BILL GARRETT, Davidson County
Trans:T20140091200 DEEDWARR
Recvd: 12/05/14 11:23 2 pgs
Fees:13.00 Taxes:1812.63
20141205-0111638

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

MAP & PARCEL 118020S001.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Ward Poston, III
2813 W. Kirkwood Ave. A
Nashville, TN 37204

SEND TAX BILLS TO:
Same

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 **WARD POSTON, III, A SINGLE PERSON**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Unit A, according to the Plan of 2813 West Kirkwood 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. 20131219-0128078, 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, a Tennessee Corporation, by Warranty Deed from Melody Cohen, Director and Sole Shareholder of the United Apparel Liquidators, Inc, a Louisiana Corporation dated November 27, 2013, appearing of record in Instrument Number 20131202-0122373, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book Instrument No. 20131219-0128078, and also Plat Book 3842, page 57; and Master Deed and By-Laws of record in Instrument No. 20131219-0128078, both of said Register's Office for Davidson County, Tennessee.

This is improved property known as 2813 W. Kirkwood Ave. A, Nashville, TN 37204.

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.

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 2nd day of December, 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 2nd day of December, 2014.

_____
NOTARY PUBLIC
My Commission Expires: _____

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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 $489,900.00 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 2nd day of December, 2014.

_____
NOTARY PUBLIC

My Commission Expires: _____

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 05-23-2016