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

MAP & PARCEL NO. 105090J005.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
John H. Eldridge, III
224 Callis Road
Lebanon, TN 37090

SEND TAX BILLS TO:
John H. Eldridge, III
667 Wedgewood Ave.
Ste C
Nashville, TN 37203

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 **JOHN H. ELDRIDGE, III, married**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Unit No. 5, on the Plan of Belmont Close Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Belmont Close Townhomes of record in Instrument Number 20120928-0088601, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Blue Sky Construction, Inc. by Warranty Deed from Shannon Brooks and husband, Dylan Brooks, dated March 31, 2014, appearing of record in Instrument Number 20140417-0032429, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Restrictive Covenants, Conditions and Restrictions of Belmont Cove Townhomes Subdivision of record in Book 4220, page 723, and Book 6236, page 263; Subject to all matters shown on the Plan of record in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20120928-0088601; Metro Ordinance of record in Book 096, page 495; Slope Easement of record in Book 4475, page 202; Subject to all matters shown on the Plan of record in Plat Book 21, page 87; Covenants and Restrictions of record in 4525, page 216; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1300 Wedgewood Avenue, 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 2015 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.

BILL GARRETT, Davidson County
Trans:T20150025797 DEEDWARR
Recvd: 04/07/15 14:26 2 pgs
Fees:13.00 Taxes:1665.00
20150407-0030627

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 April, 2015

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 April, 2015.

_____
NOTARY PUBLIC
My Commission Expires 2·20·18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$450,000.00** 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 2nd day of April, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 2·20·18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY