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

From Information Furnished by the Parties

MAP/GROUP/PARCEL P/O 105070138.00

NAME & ADDRESS OF NEW OWNER:
Bradley T. Ulrich
1316 Pillow St. Unit B
Nashville, TN 37203

SEND TAX BILLS TO:
SAME

BILL GARRETT, Davidson County
Trans:T20150029986 DEEDWARR
Recvd: 04/21/15 10:41 2 pgs
Fees:13.00 Taxes:1538.09
20150421-0035407

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, I/WE the undersigned, **BLUE SKY CONSTRUCTION, INC., A TENNESSEE CORPORATION**"Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **BRADLEY T. ULRICH** "Grantee(s)", his 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 1316 Pillow Cottages, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20141106-0102528, 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, 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 Kenneth Murphy and wife, Vicky Murphy, dated September 29, 2014, appearing of record in Instrument Number 20141001-0090572, of the Register's Office for Davidson County, Tennessee.

BEING also the same property conveyed to Kenneth Murphy and wife, Vickie 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, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2015 Real Property Taxes are a lien not yet due and payable until October 1, 2015.; Master Deed and By-Laws of record in Instrument Number 20141106-0102528; Plat of record in Instrument Number 20141106-0102528; Covenants, Conditions and Restrictions of 1316 Pillow Cottages Subdivision of record in Instrument Number 20141106-0102528.; All matters of record in Minute Book N, page 241, all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO 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 St. Unit B, 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(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is

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unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), 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(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 17th day of April, 2015.

Blue Sky Construction, Inc.

BY: _____

Howard W. Wilson, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, Blue Sky Construction, Inc., the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of April, 2015.

_____
NOTARY PUBLIC

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12/16/17

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,701.00 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 17th day of April, 2015.

_____
NOTARY PUBLIC

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12/16/17

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