WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055924 DEEDWARR
Recvd: 07/10/15 10:07 2 pgs
Fees:13.00 Taxes:2136.47
20150710-0067170

B-BS-15-4200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,425.00.

Courtney L McEwen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

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)
Courtney Leigh McEwen	new owner	
(NAME)	(NAME)	**103-04-0-137.00**
4200 Utah Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **BLUE SKY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **COURTNEY LEIGH MCEWEN, UNMARRIED,** 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 the East 60 feet of the South 100 feet of Lot No. 94 on the Plat of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee.

Said part of Lot 94 fronts 60 feet on the North margin of Utah Avenue and extends back between parallel lines with the West margin of 42nd Avenue, North 100 feet to a line on the rear.

Being a part of the same property conveyed to Mark Charles Lambert and wife, Leslie M. Riley by Warranty deed from Pauline G. Smith Kirkpatrick of record in Instrument No. 20030813-0116127 Register's Office for Davidson County, Tennessee, dated July 9, 2003 and recorded on August 13, 2003. (Value of consideration shown in aforementioned deed $200,000.00.)

Being the same property conveyed to Blue Sky Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Mark Charles Lambert and wife, Leslie M. Riley a/k/a Leslie M. Lambert of record in Instrument No. 20140708-0059869 Register's Office for Davidson County, Tennessee, dated July 03, 2014 and recorded on July 08, 2014. (Value of consideration shown in aforementioned deed $190,000.00.)

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Deed of Easement of record in Instrument Number 20140708-0059868, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Book 7032, Page 88, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140708-0059869 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4200 Utah Ave , Nashville, Tennessee 37209**.

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 30th DAY OF JUNE, 2015.

Blue Sky Properties, LLC, a Tennessee limited liability company

By: _____
Anthony Tavakoli

Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Tavakoli, 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 managing member of Blue Sky Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such managing member

Witness my hand and official seal, this the 30 day of June, 2015.

_____
Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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