B04 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072946 DEEDWARR
Recvd: 08/27/15 13:40 2 pgs
Fees:13.00 Taxes:1739.00
20150827-0086969

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $470,000.00.

Affiant

Subscribed and sworn to me on August 26, 2015.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28736SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Blue Sky Properties, LLC 132 Taggart Avenue Nashville, TN 37205	SAMES NEW OWNER	118-5-189-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Wallace Craig Daws and wife, Ashley E. Daws, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Blue Sky Properties, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the easterly 79.5 feet of the westerly 192 feet of the southerly half of lot No. 16 on the Map showing the subdivision of part of the Vaulx Property, not of record, described according to a survey made by William Collier Parrish Associates, Civil Engineers, July 30th 1958, as follows:

Beginning on the northerly margin of Gale Lane or Avenue as an iron pin located 112.5 feet east of the easterly margin of Craig Avenue; thence northwardly 224.78 feet to an iron pin; thence eastwardly 79.5 feet to an iron pin located 1.9 feet west of the dividing line between lots Nos. 16 and 17; thence southwardly 225.75 feet to an iron pin on the northerly margin of Gale Lane or Avenue; thence with same westwardly 79.5 feet to the beginning.

Being the same property conveyed to Wallace Craig Daws, unmarried by Warranty Deed dated May 14, 2004 from A.F. Daws, married, of record as Instrument No. 20040521-0060061, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 930 Gale Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 26th day of August, 2015.

Wallace Craig Daws

Ashley E. Daws

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 26, 2015, before me personally appeared Wallace Craig Daws and Ashley E. Daws to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 26, 2015.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE