BILL GARRETT, Davidson County
Trans:T20160064133 DEEDWARR
Recvd: 07/26/16 11:15 2 pgs
Fees:13.00 Taxes:1698.30
20160726-0076761

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 105050U007.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
UP Partnership
667 Wedgewood Ave, Unit C
Nashville, TN 37203

SEND TAX BILLS TO:
UP Partnership
667 Wedgewood Ave, Unit 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, 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 **UP PARTNERSHIP, a general partnership** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 7, 1106 Wade Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20150219-0014254, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to Blue Sky Construction, Inc., a Tennessee Corporation, by Warranty Deed from High Street Partners, a Tennessee General Partnership, dated February 11, 2015, and appearing of record in Instrument Number 20150219-0014253, of 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 1439 11th Ave South, 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), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they is lawfully seized and possessed of said parcel of real estate, and that they has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their 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.

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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 22 day of July, 2016

Blue Sky Construction, Inc.

BY: _____
Howard W. Wilson
President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, a Notary Public, personally appeared **Howard W. Wilson,** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President of Blue Sky Construction, Inc., a Tennessee corporation**, and that he as such **President**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Blue Sky Construction, Inc.**, by himself as **President** .

WITNESS MY HAND AND OFFICIAL SEAL at office this the 22 day of July, 2016.

_____
NOTARY PUBLIC

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5-20-17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $459,000.00 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 22 day of July, 2016.

_____
NOTARY PUBLIC

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5-2017

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