WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086048 DEEDWARR
Recvd: 09/30/16 09:58 2 pgs
Fees:13.00 Taxes:3115.40
20160930-0103171

B-BS-16-930-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $842,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Eric C Toline and Sheena M. Toline	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	**118-05-0O-001.00-CO**
930 A Gale Ln	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Hoover, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLUE SKY PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC C TOLINE AND SHEENA M. TOLINE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. A as shown on the Plan of Gale Lane at 12 South, attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Gale Lane at 12 South, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument Number 20150929-0098745, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Wallace Craig Daws, unmarried by Warranty deed from A.F. Daws, married of record in Instrument No. 20040521-0060061 Register's Office for Davidson County, Tennessee, dated May 14, 2004 and recorded on May 21, 2004.

Being a portion of the same property conveyed to Blue Sky Properties, LLC by Warranty deed from Wallace Craig Daws and wife, Ashley E. Daws of record in Instrument No. 20150827-0086969 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 27, 2015.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150929-0098745, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of Gale Lane at 12 South Homeowners' Association, Inc of record in Instrument Number 20150928-0098508, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **930 A Gale Ln, Nashville, Tennessee 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 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 28th DAY OF SEPTEMBER, 2016.

Blue Sky Properties, LLC

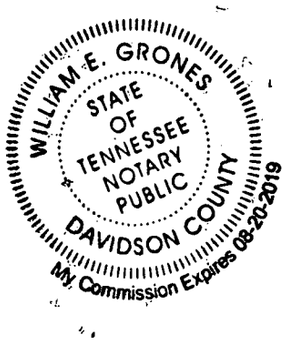
BY:_____
Anthony Tavakoli
Sole Member

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 SOLE MEMBER of BLUE SKY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of September, 2016.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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