THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913508

Bill Garrett Davidson County
Batch# 11704 DEEDWARR
10/11/2017 10:04:27 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20171011-0104227

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $595,000.00.

Mary Margaret Faust
Affiant

Subscribed and sworn to before me, this 10th day of October, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN V
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blue Sky Properties, LLC 132 Taggart Avenue Nashville, TN 37205	New Owner	Tax Parcel ID No. 130-09-0-039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Brown Millis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blue Sky Properties, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 15 of Block "B" on the second revised plan of the Highlands of Belle Meade No. 2 as of record in Book 1130, Page 62, Register's Office for said county.

Said Lot No. 15 fronts 100 feet on the Southerly side of Alton Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Vonda Lee Millis to James Brown Millis, as recorded on the 11th day of October, 2001 in Instrument No. 20011011-0111166 and Warranty Deed from West M. Coss and wife, Macel Coss to James B. Millis and wife, Vonda Lee Millis, as recorded on the 14th day of February, 1960 in Deed Book 3181, Page 271, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISED PLAN OF THE HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 1130, Page(s) 62.

This is improved property located at 145 ALTON RD Nashville, TN 37205-4201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of October, 2017.

James Brown Millis by Mary Margaret Faust, attorney-in-fact

James Brown Millis
By: Mary Margaret Faust, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Margaret Faust,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for James Brown Millis,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of October, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018