Box 10-B

Bill Garrett Davidson County
Batch# 36415 **DEEDWARR**
12/12/2017 12:39:52 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20171212-0126641

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Patricia A Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF DECEMBER, 2017.

Deborah J Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLUE SKY ADVENTURES, LLC	**SAME**	**061-11-0-043.00**
(NAME) **P. O. BOX 2722**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37024-2722**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EAGLE EYE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE SKY ADVENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Wilmore's Resubdivision of Lot No. 37, Maplewood Manor Subdivision, of record in Plat Book 4595, page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to East Side GP from Thomas Lewis by deed dated August 31, 2012, of record as Instrument No. 20120904-0079739, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Blue Sky Adventures, LLC, a Tennessee Limited Liability Company, and Eagle Eye Properties, LLC, a Tennessee Limited Liability Company, from East Side, GP, a Tennessee general partnership, by quitclaim deed being recorded simultaneously herewith of record as Instrument No. 20171212-0126640, said Register's Office.

This conveyance is subject to matters set forth in the Plan of record in Plat Book 4595, Page 178 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **905 A & B VIRGINIA AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 hand this 11th day of December, 2017.

EAGLE EYE PROPERTIES, LLC

Executrix

By: Sher Powers, Executrix of the Estate of Troy Kinsel, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sher Powers, Executrix of the Estate of Troy Kinsel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the authorized representative of **Eagle Eye Properties, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that she as such authorized representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Eagle Eye Properties, LLC,** by herself as such authorized representative.

Witness my hand and official seal at office this 11th day of December, 2017.

Notary Public

My commission expires: **November 5, 2018**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON