WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178995 DEEDWARR
12/31/2018 09:17:04 AM 2 pgs
Fees: $13.00 Taxes: $6,530.50

20181231-0126073

B-BP-18-145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,765,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 02.03.20
(AFFIX SEAL)

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

INSTRUMENT WAS PREPARED BY
City Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO;	MAP / PARCEL NUMBER (S)
Brian S. Shelton, Co-Trustee of the 145 Alton Road Revocable Trust U/A/D November 1, 2018	New Owner	
(NAME)	(NAME)	
145 Alton Road		**130-09-0-039.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN S. SHELTON, CO-TRUSTEE OF THE 145 ALTON ROAD REVOCABLE TRUST U/A/D NOVEMBER 1, 2018,** 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 Lot No. 15 of Block "B" on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks A, B, C & D, of record in Plat Book 1130, Page 62, in the Register's Office for Davidson County, Tennessee.

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 to Blue Sky Properties, LLC, a Tennessee limited liability company by Warranty Deed from James Brown Millis, unmarried, of record in Instrument No. 20171011-0104227, Register's Office for Davidson County, Tennessee, dated October 10, 2017 and recorded on October 11, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 62, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1303, Page 693, Book 1300, Page 397 and Book 1357, Page 41, in the Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell Telephone and Telegraph Company of record in Book 1065, Page 6, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **145 Alton Road, Nashville, Tennessee 37205**.

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 DECEMBER, 2018.

Blue Sky Properties, LLC, a Tennessee limited liability company

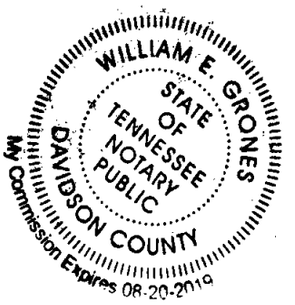
BY:_____
Anthony Tavakoli
Member

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

Witness my hand and official seal, this the 28th of December, 2018.

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



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