WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179500 DEEDWARR
01/02/2019 10:36:14 AM 2 pgs
Fees: $13.00 Taxes: $4,913.60

20190102-0000211

B-BS-18-3004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6-30-2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KNOX 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)
Thomas F. O'Connor, IV and Heather I. O'Connor	Branch Banking and Trust Company	
(NAME)	(NAME)	
3004 New Natchez Trace	223 West Nash Street	**117-02-0-072.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Wilson, NC 27893	
(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 **THOMAS F. O'CONNOR, IV AND HEATHER I. O'CONNOR, 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 Lot No. 14, in Block 6 , as shown on the map entitled A Development of Stokes Tract of record in Plat Book 974, Page 24, 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 the same property conveyed to Michael W. Dioguardi, a single person by Warranty deed from Thomas C. Herbert, Sr., unmarried of record in Instrument No. 20070108-0002845 Register's Office for Davidson County, Tennessee, dated January 05, 2007 and recorded on January 08, 2007.

Being the same property conveyed to Blue Sky Properties, LLC, a Tennessee limited liability company by Warranty deed from Michael W. Dioguardi and wife, Jessie M. Dioguardi of record in Instrument No. 20170411-0035224 Register's Office for Davidson County, Tennessee, dated March 07, 2017 and recorded on April 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 974, Page 24, 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: **3004 New Natchez Trace, Nashville, Tennessee 37215**.

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 27th DAY OF DECEMBER, 2018.

Blue Sky Properties, LLC, a Tennessee limited liability company

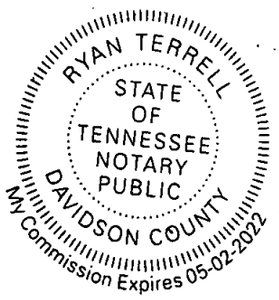
BY: _____
Anthony Tavakoli
Sole Member

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 27 of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
BridgeTrust Title Group
1717 Alliance Avenue, Suite 5
Louisville, KY 40299