Karen Johnson Davidson County
Batch# 241134 DEEDWARR
06/10/2019 03:20:19 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20190610-0055593

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
BLUE SKY PROPERTIES, LLC 132 Taggart Ave. Nashville, TN 37205	Same	13007006700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration or the value of the property transferred is $850,000.00.

AK

Affiant

SUBSCRIBED AND SWORN to before me this 6 day of June, 2019.

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Notary Public
My Commission Expires: 03/07/2023

FOR AND IN CONSIDERATION of the sum of Eight Hundred Fifty Thousand Dollars ($850,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, W. WARNER MCNEILLY, III, EXECUTOR OF THE ESTATE OF WILLIAM WARNER MCNEILLY, JR., hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey unto BLUE SKY PROPERTIES, LLC, a Tennessee Limited Liability Company hereinafter "GRANTEE," its successors and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BS-19-715

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, its successors and assigns forever. GRANTOR covenants that he 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 those matters shown in Exhibit A.

GRANTOR further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 6th day of June, 2019.

W. WARNER MCNEILLY, III, EXECUTOR OF THE ESTATE OF WILLIAM WARNER MCNEILLY, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William E. Grones, of said county, W. WARNER McNEILLY, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of William Warner McNeilly, Jr. and that he executed the within instrument as Executor for the purposes therein contained.

Witness its hand, this 6th day of June, 2019.

NOTARY PUBLIC

My Commission Expires:
03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

EXHIBIT A

Land in the 7th Civil District of Davidson County and within the corporate limits of the City of Belle Meade, being Lot No. 188 on the Plan of the Resubdivision of part of Royal Oaks as of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 188 fronts 200 feet on the westerly side of Lynnwood Boulevard and runs back 279 feet on the northerly line and 284 feet on the southerly line to a dead line, measuring 200 feet thereon. This conveyance is subject to restrictive covenants of record in Book 1450, Page 188, R.O.D.C., Tennessee.

Being the same property conveyed to W. Warner McNeilly, Jr and wife Jean Woods McNeilly by deed of Record in Book 3619, page 595, R.O.D.C. Jean Woods McNeilly predeceased W. Warner McNeilly, Jr. W. Warner McNeilly, Jr. died on April 1, 2018 and his will was duly probated in the Seventh Circuit of Davidson County, Tennessee, docket No. 18P-615 and appointed W. Warner McNeilly, III as Executor with full authority to sell the property.

The street address of the property is 715 Lynnwood Boulevard, Nashville, Tn, 37205.

The property is conveyed subject to:

1. 2019 property taxes a lean not yet due in payable.
2. All matters shown on the Plan of record in Plat Book 974, Pages 4 and 5, R.O.D.C.