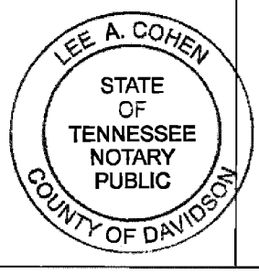
Karen Johnson Davidson County
Batch# 725383 DEEDWARR
09/28/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20210928-0130332



STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$800,000.00**

Mary Proctor O'Neil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2021.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(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 HORIZON GP	**Blue Sky Horizon GP**	**129-12-0-131.00**
(NAME) **1007 SOUTHSIDE COURT**	(NAME) **1007 Southside Court**	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS) **Nashville, TN 37203**	
(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, **I, MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL BYPASS TRUST UTA DATED JUNE 23, 2004, AS TO A ONE-HALF (½) UNDIVIDED INTEREST, AND MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE MARY LEE PROCTOR O'NEIL LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MARY LEE PROCTOR O'NEIL, DATED JUNE 23, 2004, AS TO A ONE-HALF (½) UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE SKY HORIZON GP, A TENNESSEE GENERAL PARTNERSHIP,** 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. 30 on the Plan of Cheekwood Estates, of record in Plat Book 2663, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mary Lee Proctor O'Neil, a married person, and Catherine Proctor Grose, a married person, each having a one-half (1/2) undivided interest as tenants-in-common, from Mary Lee Proctor O'Neil, the Successor Trustee under the Mary Hicks Proctor Trust, by Quitclaim Deed dated October 4, 2002, of record in Instrument No. 20021004-0121298, said Register's Office. Being further conveyed to Mary Lee Proctor O'Neil, Trustee of the Mary Lee Proctor O'Neil Living Trust established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil, dated June 23, 2004, from Mary Lee Proctor O'Neil, by deed dated September 14, 2005, of record in Instrument No. 20051013-0123233, said Register's Office.

AND

Being part of the same property conveyed to WILLIAM S. O'NEIL by deed from CATHERINE PROCTOR GROSE of record in Instrument No. 20051205-0146138, dated November 29, 2005, said Register's Office. WILLIAM S. O'NEIL has since conveyed his interest in said property to WILLIAM S. O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM S. O'NEIL, DATED JUNE 23, 2004, by deed of record in Instrument No. 20051221-0152783, dated December 16, 2005, said Register's Office. WILLIAM S. O'NEIL died on or about December 29, 2005. MARY LEE PROCTOR O'NEIL, SUCCESSOR TRUSTEE OF THE WILLIAM S. O'NEIL LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM S. O'NEIL, DATED JUNE 23, 2004, has conveyed said property to MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE WILLIAM S. O'NEIL TENNESSEE BYPASS TRUST UTA DATED JUNE 23, 2004, by quitclaim deed of record in Instrument No. 20080128-0008829, dated January 23, 2008, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2663, Page 103; 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 **101 CHEEKWOOD TERRACE, NASHVILLE, TN 37205**
(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 21st day of September, 2021.

Mary Lee Proctor O'Neil trustee

MARY LEE PROCTOR O'NEIL, TRUSTEE
OF THE WILLIAM S. O'NEIL BYPASS TRUST
UTA DATED JUNE 23, 2004

Mary Lee Proctor O'Neil - Trustee

MARY LEE PROCTOR O'NEIL, TRUSTEE
OF THE MARY LEE PROCTOR O'NEIL LIVING TRUST
ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT
OF MARY LEE PROCTOR O'NEIL, DATED JUNE 23, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

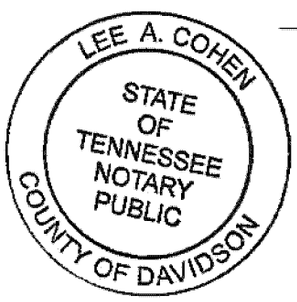
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary Lee Proctor O'Neil, Trustee of The William S. O'Neil Bypass Trust UTA Dated June 23, 2004, and Mary Lee Proctor O'Neil, Trustee of the Mary Lee Proctor O'Neil Living Trust established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil, dated June 23, 2004,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of September, 2021.

My Commission Expires: **May 2, 2022**

Lee A. Cohen

Notary Public



TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-21-2021.

Signature 9/24/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Taylor Anderson, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 24th day of September, 2021.

Taylor Anderson
Notary Signature

My commission expires:

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023