

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audra E. Calvo	Bank of America, N.A.	07508017700
(NAME) 676 Atlanta Drive	(NAME) 6400 Legacy Drive, TX2-972-04-02	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SKYE PROPERTY GROUP, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AUDRA E. CALVO, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 513 on the Plan of Section Nine, Tulip Grove, as of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Skye Property Group, LLC by deed from Edna P.T, Dyer, Darrell W. Trimble, Deniece F. Nance, Dennis L. Trimble, Drema K. Trimble and Douglas M. Trimble dated 5/4/2007 filed of record 5/9/2007 in Instrument 20070509-0055793, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 676 Atlanta Drive, Hermitage, TN 37076
(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 our hands this 31st day of January, 2012.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20120007974 DEEDWARR
Recvd: 02/02/12 09:32 2 pgs
Fees:13.00 Taxes:510.60
20120202-0009381

Skye Property Group, LLC
By:
Name: Kevin Lee Dayton
Title: Managing Member

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kevin Lee Dayton with whom I am personally acquainted, and who upon oath acknowledged himself to be the Managing Member of **SKYE PROPERTY GROUP, LLC**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **SKYE PROPERTY GROUP, LLC** by himself as Managing Member.

Witness my hand and official seal at on this 31st day of January, 2012

Commission expires: 6/2/2012

Notary Public

GERALDINE E. BARRIOS-MORENO
MY COMMISSION EXPIRES
June 2, 2012