NEW OWNER:

Skytopia Investments, LLC
4811 Trousdale Drive, Suite E
Nashville, TN 37220

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0384

Map 108 Group 16-0 Parcel 289.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140043609 DEEDWARR
Recvd: 06/19/14 14:52 3 pgs
Fees:18.00 Taxes:316.35
20140619-0053741

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Five Thousand Five Hundred and 00/100 Dollars ($85,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHRISTINA M. STUBBE** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SKYTOPIA INVESTMENTS, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

That certain tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 61-B of the Zone Lot Division of Lot No. 61 of Section III of Percy Priest Woods, of record in Plat Book 6250, Page 260, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Christina M. Stubbe, by Quitclaim Deed from Christina M. Stubbe, f/k/a Christina M. Gilmore, dated May 6, 2005, and of record as Instrument No. 20050516-0055100, Register's Office for Davidson County, Tennessee. See also Warranty Deed dated March 31, 2003, and of record in Instrument No. 20030421-0052322, said Register's Office.

This is IMPROVED property known as 1111 Oakway Court, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12 day of **June, 2014**.

Christina M Stubbe
CHRISTINA M. STUBBE

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CHRISTINA M. STUBBE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 12 day of **June, 2014**.

GRACE CANTY
Notary Public - State of Florida
My Comm. Expires Jun 7, 2018
Commission # FF 111656
Bonded Through National Notary Assn.

Grace Canty
NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $ 85,500.00 .

X _____

AFFIANT

Sworn to and subscribed to before me 13th day of June, 2014.

_____

NOTARY PUBLIC

My commission expires: _____

