WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-11-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Skyview Property Group, LLC	"New Owners"	071-11-0-255.00
(NAME)	(NAME)	
601 Skyview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/03/15 14:29 4 pgs
Fees:23.00 Taxes:296.00
20150203-0010150

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Johnathan McLeod, Angel Gillihan and Mickey McLeod, being the sole heirs of Adona A. Carver Gillihan, (being one and the same as Adona A. Carver), and Melissa McLeod, as Administrator of the Estate of Adona A. Carver Gillihan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Skyview Property Group, LLC, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Highland Hills Subdivision of record in Plat Book 1130, Page 40, 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 Adona A. Carver by Warranty Deed from Bobby Haley of record in Book 9136, page 713, Register's Office for Davidson County, Tennessee, dated November 2, 1993 and recorded on November 2, 1993. The said Adona A. Carver died intestate on 12-9-14. Johnathan McLeod, Angel Gillihan and Mickey McLeod, were determined to be the sole heirs-at-law by Affidavit of Heirship, of record in Instrument No.: 20150203-0010149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1431 Stainback Avenue, Nashville, TN 37207
(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 30th day of January, 2015.

Johnathan McLeod

Angel Gillihan

Mickey McLeod

Melissa McLeod, as Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of January, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Johnathan McLeod, Angel Gillihan and Micky McLeod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: 11-6-17

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

State of Tennessee)
County of Davidson)

On this 30th day of January, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mickey McLeod as Administrator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: 10-27-18

SUSAN BOOTH CHILBERG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

On this 30th day of January, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Johnathan McLeod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: 11-6-17

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Mark A. Emkes
Commissioner

1/8/2015

ROLAND T. HAIRSTON II
LEGAL COUNSEL
301 NORTHCREEK BLVD, # 146
GOODLETTSVILLE, TN 37072

RE: ADONA GILLIHAN
Last Four Of SSN 4771

Dear ROLAND T. HAIRSTON II:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

___ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

___ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Jangela J. Howard

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

