WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150026888 DEEDWARR
Recvd: 04/10/15 11:39 2 pgs
Fees: 13.00 Taxes: 428.83
20150410-0031651

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOV 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLL	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea P. Hill	First Farmers & Merchants Bank	059-09-0-025.00
(NAME)	(NAME)	
3109 Kings Lane	816 South Garden St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Columbia TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT WE, SKYTOPIA INVESTMENTS, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA P. HILL, AN UNMARRIED WOMAN,** 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 1, SECTION ONE, HAYNES ESTATES, as shown on plat of record in Plat Book 3700, Page 127, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from GMAC Mortgage, LLC to Skytopia Investments, LLC as recorded on the 7th day of November, 2014 in Instrument No. 20141107-0103284; Deed from Secretary of Housing and Urban Development to GMAC Mortgage, LLC as recorded on the 17th day of October, 2013 in Instrument No. 20131017-0108669; Deed from J. P. Sellerx, Co-Trustee to The Secretary of Housing and Urban Development as recorded on the 19th day of June, 2013 in Instrument No. 20130619-0062565 and Deed from Marsha Kaye Bullock-Eddy to William G. Eddy as recorded on the 15th day of March, 2000 in Instrument No. 20000315-0026560, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is: Improved property, known as 3109 Kings Lane (House Number) (Street) Nashville, TN 37218 (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 31 day of March, 2015.

Skytopia Investments, LLC

By: _____ Managing Member

Dominique Batson, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared Dominique Batson, Managing Member for Skytopia Investments, LLC , with whom I am personally acquinted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Managing Member of Skytopia Investments, LLC and that he/himself as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Skytopia Investments, LLC by himself as Skytopia Investments, LLC.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of March 2015.

Notary Public _____

My Commission Expires: JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018