BILL GARRETT, Davidson County
Trans:T20150035559 DEEDWARRSP
Recvd: 05/08/15 08:29 2 pgs
Fees:13.00 Taxes:1794.50
20150508-0042032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Brandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 6 DAY OF May, 2015

Nancy E. Hopson
NOTARY PUBLIC

My Commission expires:

NANCY E. HOPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Maple Ridge Properties, LLC 117 Maple Ridge Lane Goodlettsville, TN 37072	Maple Ridge Properties, LLC 117 Maple Ridge Lane Goodlettsville, TN 37072	034-15-0-034.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

SKYVIEW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

MAPLE RIDGE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Rivergate Industrial Park, Section 2, of record in Book 6900, page 239, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SKYVIEW PROPERTIES, LLC, by deed from RONALD L. KILGORE AND JAMES H. GILLIESPIE, of record in Instrument No. 20041102-0131997, dated October 29, 2004, said Register's Office.

This conveyance is made subject to the following:

1. Matters shown on the Plan of record in Plat Book 6900, page 239, said Register's Office.
2. Restrictive Covenants contained in instrument of record in Book 6822, page 938, said Register's Office.
3. Easement(s) of record in Book 6663, page 759, said Register's Office.

This is improved property located at 529 Myatt Drive, Madison, TN 37115.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 6 day of May, 2015.

Skyview Properties, LLC,
A Tennessee limited liability company

Scott E. Brinkley, Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Scott E. Brinkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Skyview Properties, LLC, the within named bargainor, a limited liability company, and that he, as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal at this 6 day of May, 2015.

Notary Public

Commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY