(1)

WARRANTY DEED

LISA S. GEOGHEGAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1225B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Melissa Limbaugh	Pinnacle Bank	083070I00200CO
723 Skyview Dr.	150 3rd Ave South, Ste 900	
Nashville, TN 37206	Nashville, TN 37201	

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

GREEN LEAF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELISSA LIMBAUGH, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit B of Homes at 721 Skyview Drive, as shown on the plat attached as Exhibit B to the Declaration of Covenants , Conditions and Restrictions for Homes at 721 Skyview Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140826-0077882, as amended in Instrument No. 20141007-0093095, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Laura Jill Costello, unmarried by Warranty Deed from Howard B. Duck, married, of record in Book 10859, Page 909 Register's Office for Davidson County , Tennessee, dated March 25, 1998 and recorded on March 30, 1998.

Being a portion of the same property conveyed to Molly Claire Mitchell by Warranty Deed from Laura Jill Costello, unmarried, of record in Instrument No. 20140613-0051849, Register's Office for Davidson County, Tennessee, dated June 12, 2014 and recorded on June 13, 2014.

Being a portion of the same property conveyed to Green Leaf, LLC, a Tennessee limited liability company by Quitclaim Deed from Molly Claire Mitchell, unmarried, of record in Instrument No. 20140826-0077881, Register's Office for Davidson County, Tennessee, dated August 7, 2014 and recorded on August 26, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2015 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 45, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plat attached as Exhibit B to the amended Declaration of record in Instrument No. 20141007-0093095, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140826-0077882, as amended in Instrument No. 20141007-0093095, Register's Office for Davidson County, Tennessee.
5. Restrictions of record in Book 1541, Page 101, Book 1627, Page 281 and Book 1646, Page 623, in the Register's Office for Davidson County, Tennessee.
6. Subject to rights of others in and to the common areas and/or elements.

This is property known as 723 Skyview Dr., Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20150042161 DEEDWARR
Recvd: 06/01/15 09:16 2 pgs
Fees:13.00 Taxes:1479.63
20150601-0050133

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 28th day of May, 2015.

Green Leaf, LLC
By: _____
Molly Mitchell, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Molly Mitchell, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member(or other officer authorized to execute the instrument) of GREEN LEAF, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of May, 2015.

_____
Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1225B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027