WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MST 2015-0741 (Seller)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Skarda and Jennifer B Skarda, husband and wife,	New Owner	117120G00100CO
(NAME)	(NAME)	
1213 Noelton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150059160 DEEDWARR
Recvd: 07/21/15 08:21 2 pgs
Fees:13.00 Taxes:2257.00
20150721-0071054

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nebraska Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael W. Skarda and Jennifer B Skarda, husband and wife,,** 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 Unit A on the Plan of 1416 Woodmont Boulevard Townhomes, a Townhouse Planned Unit Development, as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 1416 Wood mont Boulevard Townhomes of record in Instrument No. 20140121-0005431, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Nebraska Holdings, LLC, a Tennessee limited liability company, by deed from Mary A. Fagg, unmarried and James A. Flagg, unmarried, recorded in Instrument No. 20131223-0129335, Regsiter's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 tax a lien on 01/01/2015 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 1424, page 3, Register's Office for said County. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Inst. #20140121-0005431, RODC, TN.

This property, known as 1213 Noelton Ave, Nashville, TN 37215
(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 my/our hand(s) this 10th DAY OF July, 2015.

Nebraska Holdings, LLC

BY: Alan Woldt (President)

Alan Woldt, its Sole Member

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Woldt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of July, 2015.

Sharon M. Page
Notary Public

My commission expires: 1/31/2018

SHARON M. PAGE
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2018