This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22883.2015

BILL GARRETT, Davidson County
Trans:T20150083186 DEEDWARR
Recvd: 09/30/15 12:39 3 pgs
Fees:18.00 Taxes:869.50
20150930-0099326

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Erick Charles 1431 Stainback Ave Nashville, TN 37207	New Owner	071 1 0 255.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Skyview Property Group, LLC, an active Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Erick Charles** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Highland Hills Subdivision of record in Plat Book 1130, Page 40, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Skyview Property Group, LLC by Deed from 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 being of record in Instrument Number 20150203-0010150, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 1130, Page 40, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND Skyview Property Group, LLC does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND Skyview Property Group, LLC further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1431 Stainback Avenue, Nashville, Tennessee 37207.

Executed on this 28th day of September, 2015.

Skyview Property Group, LLC

By: _____
Jeremy D. Pewitt
Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Jeremy D. Pewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Skyview Property Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand this 28th day of September, 2015.

Notary Public

Thomas N. Jones
State
Tennessee
Notary
Public
County of Williamson

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Trina Clancy
Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of September, 2015.



Andrea R. Bishop
Notary Public

My Commission Expires: 3-20-18