WARRANTY DEED

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

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

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Skyview Property Group, LLC	Same	90.12 280
(NAME)	(NAME)	
PO Box 413		
(ADDRESS)	(ADDRESS)	
Arrington TN 37014		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/14/16 14:49 3 pgs
Fees:18.00 Taxes:610.50
20160114-0004118

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 County Club Investors, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Skyview Property Group, LLC, 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 Lot No 2 on the Plan of Pergerson Subdivision of record in Book 5190, Page 323 or Instrument No. , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description of said Lot.

Being the same property conveyed to Lee Talley Jr , of record in Book 9040 and page 509, said Register's Office.

The said Lee Talley Jr since having deceased on May 30, 2016. Evidenced by a Death Certificate naming his wife as Lena Spark Talley.

This is property known as 6377 Ivy Street Nashville TN 37209

Being the same property conveyed to Country Club Investors by Deed of record in E 20160114 0004096, said Register's office.

This conveyance is subject to: 1) All visible easements; 2) All matters appearing on the plan of record in Plat Book 2331, page 78, Register's Office for Davidson County, Tennessee.; 3) All applicable government and zoning regulations

This is: Improved property, known as 6377 Ivy Street Nashville TN 37209
(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 our hands this 13 day of January, ~~2016~~.

County Club Investors, LLC

By: _____

Bryan Doyle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Bryan Doyle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of Country Club Investors, LLC, the within named bargainor, a limited liability company, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Country Club Investors, LLC by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of January, 2016.

_____
Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John A Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____
Notary' Seal (if on paper)