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 #23281.2016

BILL GARRETT, Davidson County
Trans:T20160061173 DEEDWARR
Recvd: 07/18/16 09:09 3 pgs
Fees:18.00 Taxes:1294.63
20160718-0073248

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James H. Kelly	New Owner	071 15 0 533.00
1307-B Stainback Ave.		
Nashville, TN 37207		

WARRANTY DEED

For and in 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, **Skyview Property Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **James H. Kelly, an unmarried man,** 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. 109 on the Plan of Highland Land Company's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee. Said lot no.109 fronts 25 feet on the easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley and as described on boundary survey of Marty Cantrell, RLS #1638 dated August 15, 2014.

Being the same property conveyed to Skyview Property Group, LLC, an active Tennessee limited liablity company, by Quitclaim Deed dated April 16, 2015 from Skyview Property Group, LLC, an active Tennessee limited liability company and being of record in Instrument Number 20150421-0035615, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees 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. Any and all notes and matters on the Plan of record in Plat Book 421, Page 14, 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 has 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 successors 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: 1307-B Stainback Avenue, Nashville, Tennessee 37207.

Executed on this 15th day of July, 2016.

Skyview Property Group, LLC

By:_____
Name: Jeremy D. Pewitt
Title: 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 15th day of July, 2016.

Notary Public

My Commission Expires: 8-11-18

LEIGH ANN SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of July, 2016.

Notary Public

My Commission Expires: 3-6-18

