WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/16 11:02 2 pgs
Fees:13.00 Taxes:333.00
20160728-0077750

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

April Sisler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th Day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 2-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Skip Nashville, LLC	Skip Nashville, LLC	081 11 0 045.00
(NAME)	(NAME)	
1715 21st Ave N	205 Cherokee Pl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety Thousand And No/100 Dollars ($90,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tyree L. Moreland**, **a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Skip Nashville, LLC**, 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 Lot Number 286 on the plan of T.J., J.M. & C.W. Harding's Subdivision as of record in Book 21, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Schree Hill, a single person by Special Warranty Deed from CitiMortgage, Inc., being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS") dated February 12, 2013 and recorded February 22, 2013 as Instrument No. 201302220017957, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyree L. Moreland, Married by Warranty Deed from Schree Hill, married* dated July 8, 2016 and recorded July 11, 2016 asn Instrument No. 20160711007094, in Register's Office for Davidson County, Tennessee.

*Grantor is married but property is not the primary residence of the grantor or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1715 21st Ave N, Nashville, TN 37208

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, has 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 8th Day of July, 2016.

Tyree Moreland

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tyree Moreland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2016.

Notary Public

My Commission Expires: 7-3-17

(SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leech, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

File Number: HND-164099BSO