WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of AUGUST, 2016

Notary Public
My Commission Expires: 7-3-17

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Skip Nashville, LLC	SAME	071-02-0-008.00
205 Cherokee Point	New Owner	
Hendersonville, TN 37075		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kyne A. Marshall**, unmarreid, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Skip Nashville, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 56 on the plan of Scruggs' Subdivision of First Avondale, of record in Book 161, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 56 fronts 67 feet on the north side of Greenwood Avenue, now Avondale Circle, and runs back 149 feet on the easterly line and 152.6 feet on the westerly line, to an alley in the rear on which it measures 96 feet.

Being the same property conveyed to Kyne Marshall, from James R. Barber, unmarried, by deed on January 27, 2015, of record in Instrument Number 20150203-0009872, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 13, Register's Office Davidson County, Tennessee.

This is improved property known as: **1229 N Avondale Circle, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 25, 2016.

Kyne A. Marshall

BILL GARRETT, Davidson County
Trans:T20160075916 DEEDWARR
Recvd: 08/30/16 15:51 2 pgs
Fees:13.00 Taxes:277.50

20160830-0091042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyne A. Marshall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 25, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY