BILL GARRETT, Davidson County
Trans:T20160082581 DEEDWARR
Recvd: 09/20/16 15:33 2 pgs
Fees:13.00 Taxes:536.50
20160920-0099114

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2016.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Skip Nashville, LLC		
205 Cherokee Point	NEW OWNER	081-02-0-060.00
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SOUTHERN PROPERTY BUYERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SKIP NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 136 on the Plan of Buena Vista Heights Addition of record in Plat Book 161, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Selles Finnis Peaks and wife, Eula Mae Peaks from Arthur N. Lee, unmarried by Warranty Deed on March 25, 1949, of record in Book 1711, Page 337, Register's Office for Davidson County, Tennessee. Selles Finnis Peaks predeceased the said Eula Mae Peaks, who then died unmarried and intestate in October 1992, leaving Constance P. Pryor as her sole surviving heir at law. The said Constance P. Pryor being one and the same as Constance M. Airen Pryor, Constance Mineva Peaks Akins Pryor, Constance Peaks A. Pryor, Constance M. Pryor and Constance Pryor. Affidavits of Heirship of record in Book 8809, Page 634; Book 9049, Page 446; Book 9820, Page 622 and Book 9820, Page 623, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Integrity First Development Group, LLC by Warranty Deed from Constance P. Pryor, of record in Instrument No. 20160630-0067216, Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on June 30, 2016.

Being the same property conveyed to Commodore Rentals, LLC, a Delaware Limited Liability Company by Warranty Deed from Integrity First Development Group, LLC,

of record in Instrument No. 20160715-0073061, Register's Office for Davidson County, Tennessee, dated July 8, 2016 and recorded on July 15, 2016.

Being the same property conveyed to Southern Property Buyers, LLC, a Tennessee limited liability company by Warranty Deed from Commodore Rentals, LLC, a Delaware limited liability company, of record in Instrument No. 20160829-0090133, Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 29, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2208 24th Avenue North, Nashville, TN 37208-1008.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2016.

Southern Property Buyers, LLC

Matt Bigach, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matt Bigach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Southern Property Buyers, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2016.

Notary Public

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