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 #23647.2017

BILL GARRETT, Davidson County
Trans:T20170040382 DEEDWARR
Recvd: 05/11/17 14:50 3 pgs
Fees:18.00 Taxes:1017.50
20170511-0046997

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Abby E. Strawser 5808 Robertson Ave Nashville TN 37209	Same	091 10 0 152.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee 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 **Abby E. Strawser, a single woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No 5 on the Plan of Subdivision of Lots 39 and 40 in the Division of B. F Cockrill Farm of record in Plat Book 332, Page 41, Register's Office of Davidson County, Tennessee to which plan reference is heeby made for a more complete description of said property.

Being the same property conveyed to Skyview Property Group, LLC by Deed dated January 13, 2016 from Randall W. Mimms, Tina Martin and Suzetta Seymour (now known as Suzetta Mimms), as devisees under the Will of Doris E. Mimms and being of record in Instrument Number 20160114-0004135, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.

T.J.

3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plat of record in Plat Book 161, Page 135 and Plat Book 332, Page 41, 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, her 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 have 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 heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 5808 Robertson Avenue, Nashville, Tennessee 37209.

Executed on this 8th day of May, 2017.

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 8th day of May, 2017.

_____
Notary Public

My Commission Expires: 6-11-18



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 8th day of May, 2017.

Notary Public

My Commission Expires: 3.30.19

