WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047572 DEEDWARR
Recvd: 06/05/17 14:21 2 pgs
Fees:13.00 Taxes:728.90
20170605-0055985

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$197~~,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2017.

Notary Public 1-9-18

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

DEANIE L. GREGORY
ATTORNEY AT LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SKYVIEW PROPERTY GROUP, LLC	Skyview Property Group, LLC	08212005500
(NAME)	(NAME)	
4116 Banner Square LN	4116 Banner Square LN	
(ADDRESS)	(ADDRESS)	
Arrington, , TN 37014	Arrington , TN 37014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, RenovateTN, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SKYVIEW PROPERTY GROUP, LLC , HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 199 in the Neil S. Brown plan of Lots in East Nashville, a plan of which is recorded in Book 57, Page 50, Register's Office of Davidson County, Tennessee.

Said Lot fronts 50 feet on the westerly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to RenovateTN, LLC by Warranty Deed dated March 9, 2017 from Gordon W. O'Malley and George A. Street, Jr. both as Alternate or Successor Co-Trustees of the O'Malley Family Trust as established under Article 6, Section 6.03 of the Robert A. O'Malley Revocable Trust dated November 6, 2015, which Warranty Deed is of record as Instrument No. 20170310-0023783 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL PLAT OF NEIL S. BROWN PLAN OF LOTS IN EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC. OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 312 Neill Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; and we do covenant with the said GRANTEE that 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 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 GRANTEE, its successors 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 my hand this 31st day of May, 2017.

RenovateTN, LLC

Daniel Reeder, Member

James Marty Taylor, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Daniel Reeder and *James Marty Taylor, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be ~~the~~ Members of **RenovateTN, LLC**, the within named bargainor, a limited liability company, and that they as such Members being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by themselves as such Members.

WITNESS my hand and seal this 31st day of May, 2017.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY