WARRANTY DEED

Bill Garrett Davidson County
Batch# 10885 DEEDWARR
10/10/2017 02:57:30 PM 2 pgs
Fees: $13.00 Taxes: $784.40
20171010-0103967

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$212,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 25th day of September 2017

Notary Public
My Commission Expires 3-3-2021
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

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:
Skyline Properties, LLC	SAME	09207030000
2441 Old Fort Pkwy Suite Q341		
Murfreesboro, TN 37128-4162		

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, **John Munn**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Skyline Properties, LLC** and **Genesis Investment Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

All that certain parcel of land situated in the county of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and the northerly 50 feet of Lot No. 17 of the Harding Lytle Tract, as of record in Plan Book 1, Page 95, Chancery Court at Nashville, described according to a survey made by Z.J. Wilkinson, Surveyor, October 19, 1938, as follows:

Beginning on the easterly margin of 19th Avenue North, formerly Walnut Street, at an iron pin 210 feet south of the southerly margin of Hermosa Street; thence with the easterly margin of 19th Avenue North, southwardly 100.0 feet to a stake; thence eastwardly 151.0 feet to a stake; thence northwardly 91.0 feet, more or less, to the southerly margin of Hamilton Street, thence with said street, westwardly 22.0 feet more or less, to the easterly line of Lot No. 12; thence with said line, northwardly 10.0 feet more or less, to the southerly line of Lot 13; thence with said line south 62 degrees 15' west 135.0 feet to the beginning, included in the above described property but specifically excluded herefrom is Lot No. 12 as shown on the above referenced map in Plan Book 1, Page 95, Chancery Court at Nashville.

Being the same property conveyed to John Munn from Federal Home Loan Mortgage Corporation by Special Warranty Deed on April 24, 2012, of record in Instrument Number 20120503-0038133, 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:

- Taxes and assessments for the year 2017 in the estimated amount of $834.55 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09207030000, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 1, Page 95, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **822 19th Avenue North, Nashville, TN 37208**

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 September 20, 2017.

John Munn

STATE OF FLORIDA
COUNTY OF Sarasota

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Munn** 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 September 19, 2017

My commission expires 12/16/19

Notary Public

Joel Peterson
Notary Public
State of Florida
My Commission Expires 12/16/2019
Commission No. FF 944251

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021