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 #23871.2017

Bill Garrett Davidson County
Batch# 25205 **DEEDWARR**
11/13/2017 03:27:12 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63

20171113-0116549

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Bret Marchbanks	LANDHOME FINANCIAL SERV.	082 12 0 248.00
937 Silverdene Place	1355 WILLOW WAY #250	
Nashville, TN 37206	CONCORD, CA 94520	

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 **Bret Marchbanks, a single man,** hereinafter called the Grantee, his 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. 35 on the Plan of D.D. Phillips' Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Skyview Property Group, LLC by Deed dated January 18, 2017 from Urbangate Development Group, LLC, a Michigan limited liability company, and being of record in Instrument Number 20170123-0007145, Register's Office of Davidson County, Tennessee and as corrected by Scriveners Affidavit of record in Instrument Number 20171107-0114461, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 property taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.

3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the plan of record in Plat Book 421, Page 31, Register's Office of Davidson County, Tennessee.

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, his 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 has 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 successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 937 Silverdene Place, Nashville, Tennessee 37206.

Executed on this 9th day of November, 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 9th day of November, 2017.

LEIGH ANNE SAILOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 9th day of November, 2017.

Notary Public

My Commission Expires: 9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020