Bill Garrett Davidson County
Batch# 96860 DEEDWARR
05/25/2018 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $943.13
20180525-0050309

WARRANTY DEED

KAITLIN CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 04/30/2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 23 DAY OF May, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Skytopia Investments, LLC	BridgeWell Capital	086080A04900CO
(NAME)	(NAME)	
9310 Lebanon Pike, Ste 203	496 Delaney Avenue, Suite 408	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Orlando, Florida 32801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 9th day of April, 2018, by and between **Floyd Welton and Candice Welton, husband and wife,** party of the first part and **Skytopia Investments, LLC, a Tennessee limited liability company,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 454 on the Plan of Phase III-A, Camden Woods of record in Plat Book 7900, Page 571, Register's Office for Knox County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Floyd Welton and Candice Welton, husband and wife by Warranty Deed from Harvey S. Burns and Elizabeth S. Burns, husband and wife dated April 30, 2015 and recorded May 5, 2015 of record in Instrument No. 20150505-0041107, Register's Office for Davidson County, Tennessee..

This property is improved property known as: 2308 Willesden Green Court, Hermitage, TN 37076

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 said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title.

; and that the title and quiet possession thereto it will warranty and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Floyd Welton a/k/a Floyd Welton
FLOYD WELTON, JR., A/K/A FLOYD WELTON

Candice
CANDICE WELTON

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named FLOYD WELTON, JR., A/K/A FLOYD WELTON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of April, 2018.

Commission expires:

Jonathan McCown Zax
Notary Public - ID 7727694
Commonwealth of VA
My Com. Exps. January 31, 2021

Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CANDICE WELTON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of April, 2018.

Commission expires:

Notary Public

Jonathan McCown Zax
Notary Public - ID 7727694
Commonwealth of VA
My Com. Exps. January 31, 2021

EXHIBIT B

All matters shown on the plat of record in Plat Book 7900, Page 571, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Book 7620, Page 561, First Amendment recorded as Book 7657, Page 580, Second Amendment recorded as Book 7675, Page 926, Third Amendment recorded as Instrument No. 200809240096976, fourth Amendment recorded as Instrument No. 201209040079787, Fifth Amendment recorded as Instrument No. 201209040079788, Amendment to Declaration recorded as Instrument No. 201407070059383, First Supplementary recorded as Book 9036, Page 329, Second Supplementary recorded as Book 9231, Page 737, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Bylaws of Camden Woods Homeowners Association, Inc recorded as Book 7620, Page 583 and Amendment to Bylaws recorded as Instrument No. 201407070059384 Register's Office for Davidson County, Tennessee.

Charter of Camden Woods Homeowners Association, Inc recorded as Book 7661, Page 32 Register's Office for Davidson County, Tennessee.

Quitclaim deed to Camden Woods Homeowners Association, Inc recorded as Book 7783, Page 585 Register's Office for Davidson County, Tennessee.

True Copy Certification

I, James Cobb, 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 Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY