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 #24088.2018

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VI-CL-18-6319

Bill Garrett Davidson County
Batch# 109323 DEEDWARR
06/26/2018 04:03:20 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50



20180626-0061670

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sabrina Hall 6379 Ivy Street Nashville, TN 37209	new owner	090 12 0 R 001.00

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 **Sabrina Hall, an unmarried 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 being Unit B as shown on Plat being Exhibit B to the Master Deed of Ivy Street Townhomes, a horizontal property regime of record as instrument number 20161128-0124591 Registrar's Office of Davidson County, Tennessee with the right to use of the limited common element for Unit B and the shared driveway as shown on the said Plat.

Being a portion of the same property conveyed to Skyview Property Group, LLC by Deed dated January 13, 2016 from County Club Investors, LLC and being of record in Instrument Number 20160114-0004118, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 property taxes are a lien but are not yet due and payble 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.
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 5190, Page 323, said

Register's Office.

5. Declaration of Covenants for Ivy Street Townhomes of record in Instrument Number 20161128-0124591, said Register's Office.
6. Charter and Bylaws for Ivy Street TownHomes of record in Instrument Number 20161128-0124591, said Register's Office.
7. Subject to requirements of the Uniform Horizontal Property Act of the State of 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, 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 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 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: 6379 Ivy Street, Nashville, Tennessee 37209.

Executed on this 22nd day of June, 2018.

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 22nd day of June, 2018.

_____
Notary Public

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 22nd day of June, 2018.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY