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 #24220.2018

Karen Y Johnson Davidson County
Batch# 155046 DEEDWARR
10/30/2018 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20181030-0107247

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Matthew Smith 312 Neill Avenue Nashville, TN 37206	CitizensOne Homeloan 6100 Tower Circle Suite 600 Franklin, TN 37067	082 12 0 055.00

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 does transfer and convey unto **Matthew F. Smith, an unmarried man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and 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 lots fronts 50 feet on the westerly side of Neil Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Skyview Property Group, LLC by Deed dated May 31, 2017 from Renovate TN, LLC and being of record in Instrument Number 20170605-0055985, Register's of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 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 57, Page 50, said Register's Office.

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 have 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 312 Neill Avenue, Nashville, Tennessee 37206.

Executed on this 26th day of October, 2018.

Skyview Property Group, LLC

By:_____
Jeremy D. Pewitt
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 himselfto be 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 26th day of October, 2018.

_____
Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE GAILOR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Mary Gail Porter
Affiant

Sworn to and subscribed to me, the undersigned, this 26th day of October, 2018.

Leslie C Loughlin
Notary Public

My Commission Expires: 1/3/22

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, 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.

Robert L Scruggs
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 7, 2020