# WARRANTY DEED

Karen Johnson Davidson County
Batch# 191248 **DEEDWARR**
02/04/2019 10:58:17 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20190204-0010295

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$169,900.00.**

Affiant

Subscribed and sworn to before me this 31 day of **January, 2019.**

Notary Public
My Commission expires: 12-07-2020
(Affix Seal)

ANTHONY ADEWUMI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-07-2020

**THIS INSTRUMENT PREPARED BY**

Cobb Law Group, L.P., James W. Cobb, Esq. 1994 Gallatin Pike N. Suite 315, Madison TN, 37115

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| **Rhonda Watkins** | **Cardinal Financial Company, LP d/b/a Peoples Home Equity** | |
| **920 Old Fountain Place** | **3701 Arco Corporate Drive, Suite 200** | **064120A92000CO** |
| **Hermitage, TN 37076** | **Charlotte, NC 28273** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Skytopia Investments, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Rhonda Watkins, an unmarried woman,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 920 OF FOX RUN CONDOMINIUMS, SECTION 2, AS OF RECORD IN BOOK 5200, PAGE 148 (ERRONEOUSLY SHOWN AS BOOK 5100, PAGE 148 ON PRIOR DEED), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO SKYTOPIA INVESTMENTS, LLC, BY QUITCLAIM DEED FROM DOMINIQUE D. BATSON AND C. GRAYCE BERNARD, DATED 04/23/2018, INSTRUMENT NUMBER 20180423-0037956, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved (__X__) unimproved (_____) property known as 920 Old Fountain Place, Hermitage, Tennessee 37076.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the GRANTEE, its heirs, successors, and assigns in fee simple forever; and we do covenant and give the aforesaid real estate, together with all rights therein, to the said GRANTEE, and we further covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomever.

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** my/our hand(s) this 31, day of January, 2019.

C. GRAYCE BERNARD, on behalf of
Skytopia Investments, LLC

**STATE OF TENNESSEE**
**COUNTY OF** Davidson )

Before me, a Notary Public in and for said County and State, the within named Dominique D. Batson, on behalf of Skytopia Investments, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 31st day of January, 2019.

My commission expires 12-07-2020

Notary Public

ANTHONY ADEWUMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020