Karen Johnson Davidson County
Batch# 236636 DEEDWARR
05/30/2019 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20190530-0051337

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of May, 2019.

Notary Public
My Commission expires: 3/3/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Cobb Law Group, L.P., James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
PNI, LLC	**New Owner**	**Map 053, Group 09 0A, Parcel 010.00**
1426 East Cedar Lane	1426	
Madison, TN 37115		

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, I,

Skytopia Investments, LLC,

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

PNI, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1426 on the Plan of Neely's Bend Villas, a Horizontal Property Regime, of record in Book 5200, Page 262, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Ya-Lun Lin by Warranty Deed of George Brandt, a married man and Eric Sox, a married man, of Instrument No. 20150811-0080367, Register's Office, Davidson County, TN dated August 11, 2015, recorded August 11, 2015.

Being the same property conveyed to Skyopia Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Ya-Lun Lin, recorded on April 12, 2019, in instrument no: 20190412-0033588 in the Register's Office of Davidson County Tennessee.

This is improved (__X__) unimproved (_____) property known as 1426 East Cedar Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS is 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. GRANTORS does further covenant and bind

themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 our hand(s) this 28 day of May, 2019.

C. Grayce Bernard, managing member of Skytopia Investments, LLC, GRANTOR

STATE OF TENNESSEE
COUNTY OF Sumner)

Before me, a Notary Public in and for said County and State, the C. Grayce Bernard, managing member of Skytopia Investments, LLC, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 28 day of May, 2019.

My commission expires 3/3/2020

Notary Public

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/03/2020

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