# WARRANTY DEED

Karen Johnson Davidson County
Batch# 335018 DEEDWARR
12/26/2019 03:10:12 PM 2 pgs
Fees: $13.00 Taxes: $1,905.13

20191226-0133367

G-BMR-19-205A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-20

(AFFIX SEAL)

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sadie R. Larson** | **Wells Fargo Bank N.A.** | |
| (NAME) | (NAME) | **103-02-1A-001.00-CO** |
| **205 A Oceola Ave** | **2801 4th Ave S.** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Minneapolis, MN 55408** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SKYLIGHT LAND, L.P., A MISSOURI LIMITED PARTNERSHIP** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SADIE R. LARSON AND KIRAN RANGARAJ, WIFE AND HUSBAND** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Westwoods Residences II, of record as Instrument No. 20190114-0003781 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a Portion of the same property conveyed to Skylight Land, L.P., a Missouri limited partnership by Special Warranty deed from Honeywood Limited, Inc., a Gibraltar corporation of record in Instrument No. 20171205-0124188, Register's Office for Davidson County, Tennessee, dated December 01, 2017 and recorded on December 05, 2017 and Scrivener's Affidavit Recorded on December 19, 2017 in Instrument No. 20171219-0129285.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190114-0003781, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190122-0005773, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way of record in Instrument Number 20190207-0011944, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 A Oceola Ave, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 20th DAY OF DECEMBER, 2019.

Skylight Land, L.P.

BY: _____
William T. White
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. White, signing for Skylight Land, L.P., a Missouri limited partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Skylight Land, L.P., a Missouri limited partnership, the within named bargainor, a partnership, and that he as suchAuthorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of December, 2019.

_____
Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212