Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 337742 DEEDWARR
01/02/2020 03:51:40 PM 2 pgs
Fees: $13.00 Taxes: $1,350.13

20200102-0000544

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $364,900.00

Affiant

Subscribed and sworn to before me, this 27th day of December 2019.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Henry A. Salgado, III & Michele Jones Salgado 914 Broadmoor Dr Nashville, TN 37216	NEW OWNER	061-07-0-109.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Skinner Professional Services, LLC, an Alabama limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Henry A. Salgado, III and Michele Jones Salgado, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17, of Block "E" on the Plan of Broadmoor of record in Plat Book 547, page 161, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Josh Terry, Trustee of The 914 Broadmoor Dr Trust by Warranty Deed from Edward E. Caldwell, a single man, dated March 28, 2019 of record as Instrument No. 20190329-0028689, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Skinner Professional Services, LLC, an Alabama LLC, by Warranty Deed from Emmy Hendrick, Successor Trustee of The 914 Broadmoor Dr Trust dated May 15, 2019 of record as Instrument No. 20190520-0047518, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 914 Broadmoor Dr, Nashville, TN 37216.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-Kid-19-914

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 hand this the 27th day of December, 2019.

Skinner Professional Services, LLC

By: Tyston Jacobs
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Skinner Professional Services, LLC,** the within named bargainor, **an Alabama limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of December, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019126472

