WARRANTY DEED

Karen Johnson Davidson County
Batch# 398258 **DEEDWARR**
05/11/2020 12:24:07 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20200511-0048677

G-TAG-20-207

Margaret R. Meaux State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Herbert Brown and Michelle Gaskin Brown	Studio Bank	
(NAME)	(NAME)	
207 A Oceola Avenue	124 12th Ave S., Ste 400	**103-02-0A-002.00.CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37203	
(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 **HERBERT BROWN AND MICHELLE GASKIN BROWN, HUSBAND AND WIFE,** 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 on the Plan of West Wood Residences, III, a Horizontal Property Regime of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at instrument No. 20190114-0003785 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 Skyland Light, L.P., a Missouri limited Partnership by Warranty deed from Honeywood Limited, Inc., a Gibraltar Corporation of record in Instrument No. 201712050124188 Register's Office for Davidson County, Tennessee, dated December 1, 2017 and recorded on December 5, 2017.

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 6250, Page 15 and amended in instrument No. 20190703-0065085, 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 20190114-0003785, Register's Office for Davidson County, Tennessee.
- Declaration, Restrictions and Easements of record in Book 6302, Page 281 and Official Records Book 6339, Page 553 and 20190114-0003782, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190122-0005778, 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: **207 A Oceola Avenue, 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 8th DAY OF MAY, 2020.

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., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be an Authorized Agent of Skylight Land, L.P., the within named bargainor, a partnership, and that he/she as such Authorized Agenty executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of May, 2020.

_____
Notary Public

My Commission Expires:

Margaret R. Myers
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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