WARRANTY DEED

Karen Johnson Davidson County
Batch# 414851 **DEEDWARR**
06/15/2020 12:54:09 PM 2 pgs
Fees: $13.00 Taxes: $1,840.75

20200615-0061057

G-TNRE-20-203B

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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)
Bobby G. Paul, Jr.	First National Bank of Middle Tennessee	
(NAME) **203B Oceola Avenue**	(NAME) 1608 Williams Dr, Ste. 301	**103021B00200CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Murfreesboro, TN 37129	
(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 **BOBBY G. PAUL, JR., A SINGLE MAN,** 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. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for West Woods Residences I, of record as Instrument No. 20190114 0003784 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, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 6250, Page 15, 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 20190114-0003784, Register's Office for Davidson County, Tennessee.
• Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellmoreof record in Book 6302, Page 281, Book 6339, Page 553, Instrument No. 20190114-0003782, and Instrument No. 20190703-0065085, 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: **203B 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 5th DAY OF JUNE, 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 to be the Authorized Agent of Skylight Land, L.P., the within named bargainor, a limited partnership, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of June, 2020.

_____
Notary Public

My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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