WARRANTY DEED

Karen Johnson Davidson County
Batch# 920168 **DEEDWARR**
09/22/2022 10:27:55 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220922-0105337

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF SEPTEMBER, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Gleaves Mitchell and Brian Davidson Mitchell	Laura Gleaves Mitchell and Brian Davidson Mitchell	
(NAME)	(NAME)	081-10-0-095.00
2517 Miami Avenue	2517 Miami Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Skyline Capital, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Gleaves Mitchell and Brian Davidson Mitchell, wife and husband** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Following Described Tract Of Land In Davidson County, Tennessee, To Wit:

Land in Davidson County, Tennessee, Being The West 64 Feet of The East 114 Feet of the South Part of Lot No. 7 on the Map of Cobb's Subdivision of Lot No. 6 of The Harding Bosley Tract as of Record in Book 161, Page 155, Register's Office for said County.

According to an unregistered copy of a Survey made by T.R Sanford, dated November 10, 1961, Said part of said Lot Fronts 64 feet on the North Side of Santi Street, formerly Rose Street and runs back between Parallel Lines 147.1 Feet, more or less, to a dead line.

Being the same property conveyed to Skyline Capital, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated January 12, 2022, and being of record at Instrument No. 20220120-0007800 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2406 Santi Ave Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LM-BMR-22-2406

Witness my hand this 15th day of September, 2022.

Skyline Capital, LLC, a Tennessee Limited Liability Company

By: Michael Blake Lea, Sole and Managing Member

STATE OF TN
COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Blake Lea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole and Managing Member of Skyline Capital, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Sole and Managing Member.

WITNESS my hand and official seal at office this 15th day of September, 2022.

Notary Public
My Commission Expires: 8/3/26

