(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/05 08:40 2 pgs
Fees:13.00 Taxes:625.30

20050317-0029218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Carol McArthur
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 12-28-08 (AFFIX SEAL)

DONNA P. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN LARGE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prime Motive Builders, a Tennessee Limited Liability Company	PRIME MOTIVE BUILDERS, LLC	118-05
(NAME) 937 Gale Lane	(NAME) P. O. Box 2324	149.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Brentwood, TN 37024	
(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, **I, BRYAN CHURCH,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRIME MOTIVE BUILDERS, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 100 feet front and 100 feet 5 inches rear of lot number 2 on the Map showing Subdivision of part of the Vaulx Land, not of record described according to a survey made by W. B. Southgate, Surveyor, September 17, 1932, as follows: Beginning on the southerly margin of Gale Avenue, at the corner of lots number 2 and 3, said point being the northwest corner of the property conveyed to A. L. and A. J. Rawlings by deed from Catherine C. Vaulx, et al., of record in Book 598, Page 24, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Gale Avenue, westwardly 100 feet to the northeast corner of the property conveyed to Bessie W. Truett by deed from William H. Smith and wife, of record in Book 910, Page 518, said Register's Office; thence with said Truett's easterly line, southwardly 305 feet, more or less, to the northerly margin of the right of way of the Tennessee Central Railroad; thence with said right of way eastwardly 100 feet 5 inches to said Rawling's southwest corner; thence with said Rawling's westerly line northwardly 328 feet to the beginning.

Included in the above described property but expressly excluded from this conveyance is that certain tract of land described in Warranty Deed of record in Book 4812, Page 322, Register's Office for Davidson County, Tennessee.

The above-described property was never the marital residence of the grantor herein.

Being the same property conveyed to Bryan Church by deed from Ray E. Pruett and wife, Diane M. Pruett; and Ginger P. Holmes and husband, Timothy Holmes, of record in Inst. No. 20050114-0005327, and corrected in instrument of record in Inst. No. 20050317-0029217, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) sewer and electric easements of record in Book 4812, page 322, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 937 Gale Lane, Nashville, TN 37204
(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.

Witness my hand this 14th day of March, 2005.

Bryan Church

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan Church, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2005.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE TENN DAVIDSON COUNTY Exp. 11/24/07