RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87.000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF MARCH, 2007. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Primicias	Same	
(NAME)	(NAME)	
407 Gregg Court		Map 149-4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		Parcel 253
(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, we, **NASHAWN MCCARTY**, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEFFREY PRIMICIAS**, 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 Lot No. 2-A on the Plan of Edge-O-Lake, Section 21 Zone Lot division Lot Nos. 1 through 7 of record in Plat Book 6200, Page 156, and amended in Book 6237, Page 243, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Nashawn McCarty, a single woman by Warranty Deed from Lisa Sylvester, a single woman, dated July 20, 2001, of record in Instrument No. 20010724-0078161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 407 Gregg Court, Nashville, TN 37217

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.

Davidson County DEEDWARR
Recvd: 05/29/07 13:56 2 pgs
Fees:13.00 Taxes:321.90
20070529-0063506

Witness our hands this 8th day of March, 2007.

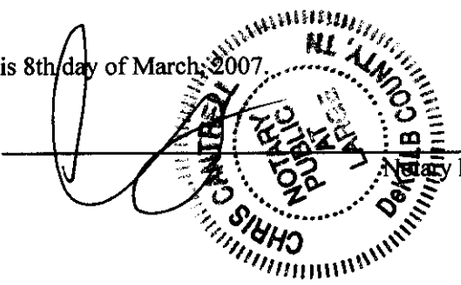
NaShawn McCarty

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 NaShawn McCarty, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 8th day of March, 2007.

Commission expires: 6-26-07



Notary Public