Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Premier Realty Trust, LLC 5008 Ashby Drive Brentwood, TN 37207	NEW OWNER OF RECORD	06016016100

BILL GARRETT, Davidson County
Trans:T20120029271 DEEDWARR
Recvd: 04/23/12 09:58 2 pgs
Fees:13.00 Taxes:170.20
20120423-0034260

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $46,000.00

Affiant

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 20th day of April, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Ronald Howard Mayo, married and Michael Edward Mayo, married and Ronald Allen Mayo, married, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Premier Realty Trust, LLC, a Tennessee Corporation ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Being Lot No. 247 on the Map of Joywood Heights, Section II, as of record in Book 1130, Pages 92 and 93, Register's Office for said County.

Said Lot 247 fronts 60 feet on the South side of Dellway Drive and runs back between lines, 257.8 feet on the West line and 268.7 feet on the East line, to a dead line in the rear, measuring 60.9 feet thereon.

Being the same property conveyed by Warranty Deed from Clyde L. Laney and wife, Sallie M. Laney to Howard F. Mayo and wife, Ettie Mayo as recorded on the 18th day of December, 1953 in Deed Book 2242, Page 633 and Quitclaim Deed from Ronald Howard Mayo, Executor of the Estate of Howard Franklin Mayo, deceased to Ronald Howard Mayo, Michael Edward Mayo and Ronald Allen Mayo as recorded on the 12th day of November, 2009 in Instrument No. 20091112-0104497, in the Register's Office of Davidson County, Tennessee.

This property has never been occupied nor has it ever been the primary residence of the grantors or their spouses.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **128 Dellway Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **20th** day of **April, 2012.**

GRANTOR(S)

Ronald Howard Mayo

Michael Edward Mayo

Ronald Allen Mayo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ronald Howard Mayo, Michael Edward Mayo and Ronald Allen Mayo** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **20th** day of **April, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY