Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rodney Snow Rachel Rome 700 12th Avenue South #606 Nashville, TN 37203	NEW OWNER	149050A23200CO

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

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$66,000.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 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 **Premier Realty Trust, LLC., a Tennessee limited liability company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Rodney Snow and Rachel Rome, husband and wife, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Unit No. 232 on the Plan of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime as shown on the Plat of Pepper Ridge Condominiums, Phase II, recorded as Exhibit "A" to Annexation of land of record in Book 7572, page 222, and as shown on the plat recorded in Book 6900, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Premier Realty Trust, LLC, a Tennessee limited liability company, by Warranty Deed from Carolyn Huttinger, Kayla M. Crigger and Karla Ferryman, as tenants in common, dated August 22, 2012, recorded in Instrument No. 20120823-0076083, of record in the Register's Office for Davidson County, Tennessee

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 GRANTOR paying their prorated share thereof to GRANTEE 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: **232 Pepper Ridge Circle, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20120063286 DEEDWARR
Recvd: 08/23/12 14:39 2 pgs
Fees:13.00 Taxes:244.20
20120823-0076084

WITNESS our hands on the **22nd** day of **August, 2012.**

Premier Realty Trust, LLC.

By: **Christopher Koch**
It's **Member**

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 **Christopher Koch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Member** of **Premier Realty Trust, LLC.**, the within named bargainor, a Tennessee limited liability company, and that he/she as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Member**.

Witness my hand and Official Seal this the **22nd** day of **August, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY