Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Premier Realty Trust, LLC 5008 Ashby Drive Brentwood, TN 37027	NEW OWNER	07116007400

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 $29,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2012

Notary Public

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

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Mary E. Harris, a widow, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Premier Realty Trust, LLC, a Tennessee Limited Liability Company ("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:

Land in Davidson County, Tennessee, being the south 65 feet of the west 100 feet of Lot No. 4 on the map of Williams & Hays Co. E. Belle View Plan, as of record in Book 332, page 51, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 4 fronts 65 feet on the easterly side of Rosedale Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Charles W. Harris, Jr., and wife, Mary E. Harris by Warranty Deed from Bobbie Basford and wife, Audrey V. Basford, dated September 11, 1968, filed September 13, 1968, in Book 4268, page 629, Register's Office for Davidson County, Tennessee.

Charles W. Harris, Jr. having since died on June 23, 2012.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR 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 property located at: **1311 Rosedale Avenue, Nashville, TN 37027**

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.

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

BILL GARRETT, Davidson County
Trans:T20120090299 DEEDWARR
Recvd: 11/27/12 14:40 2 pgs
Fees:13.00 Taxes:107.30
20121127-0108873

IN WITNESS WHEREOF, Grantor has executed this instrument on this **21st** day of **November, 2012.**

GRANTOR(S)

Mary E. Harris

Mary E. Harris

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 **Mary E. Harris** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **21st** day of **November, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY