| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Sandra L. Fitzsimmons<br>6924 Scarlet Ridge Dr.<br>Brentwood, TN 37027 | NEW OWNER | 181100A17000CO |

**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 **$205,000.00**

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2012.

Notary Public

My Commission Expires: _____
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans:T20120099686 DEEDWARR
Recvd: 12/28/12 15:12 2 pgs
Fees:13.00 Taxes:758.50
20121228-0120250

# 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 limuited liability company ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Sandra L. Fitzsimmons, ("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 Lot 424, FINAL PLAT, PHASE FOUR, AUTUMN OAKS SUBDIVISION, as shown on plat of record in Instrument No. 20020523-0062993, and as corrected in Surveyor's Correction of record in Instrument No. 20030110-0004644, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Premier Realty Trust, LLC, a Tennessee limited liability company by Cash Deed for Tennessee from The Secretary of Housing and Urban Development , dated October 23, 2012 and recorded on October 26, 2012 in Instrument No. 20121026-0098225, filed in the Register's Office for Davidson County, Tennesse.

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: **6924 Scarlet Ridge Drive, Brentwood, TN 37027**

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.

WITNESS our hands on the **17th** day of **December, 2012.**

**Premier Realty Trust, LLC**

By: _____
Christopher Koch, It's Member

**STATE OF TENNESSEE**

**COUNTY OF**

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 himself to be the **Member** of **Premier Realty Trust, LLC,** the within named bargainor, a Tennessee limited liability company, and that he 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 himself as **Member.**

Witness my hand and Official Seal this the **17th** day of **December, 2012.**

_____
Notary Public

My Commission Expires: 12-03-13

