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

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4608

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Premier Realty Trust, LLC 5008 Ashby Drive Brentwood, TN 37027	NEW OWNER	73-13-9.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2013.

Notary Public

My Commission Expires: 3/15/13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130023697 DEEDWARR
Recvd: 03/22/13 13:11 2 pgs
Fees:13.00 Taxes:296.00
20130322-0028633

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 **Danny R. Yates, married ("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 Lot No. 117 on the plan of Burchwood Gardens, Section II, as of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jessie Marie Yates, unmarried and Danny R. Yates, married, as tenants in common with rights of survivorship by Trustee's Quitclaim Deed from Anita Lester, Trustee, dated October 5, 2011, filed October 6, 2011, of record in Instrument No. 20111006-0077596, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Jessie Marie Yates, unmarried by Warranty Deed from Danny R. Yates and wife, Sharon Y. Yates, dated June 5, 1985, filed June 6, 1985, in Book 6575, page 922, said Register's Office. Jessie Marie Yates having since died on October 8, 2012.

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

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 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 mproved property located at: **1929 Valley Park Drive, Nashville, TN 37216**

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 **15th** day of **March, 2013.**

GRANTOR(S)

Danny R. Yates

Danny R. Yates

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 **Danny R. Yates** 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 **15th** day of **March, 2013.**

Notary Public

My Commission Expires: 12-03-13

