Warranty Deed

BILL GARRETT, Davidson County Trans:T20130083964 DEEDWARR Recvd: 09/27/13 16:05 2 pgs Fees:13.00 Taxes:753.69 20130927-0102015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $203,700.00. Affiant Subscribed and sworn to before me, this the . Notary Public My commission expires: My Commission Expires August 23, 2016

MARSHALL HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Primera, LLC	New Owner	
40 Burton Hills Blvd., Ste. 230		93-13-0-274
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUTHER ALFRED BROWN, III, A MARRIED MAN,*** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRIMERA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgehill Estates, Section 46 of record in Plat Book 4470, Page 7, and Surveyor's Certificate of Correction in Book 4487, Page 191, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luther Alfred Brown, III by Warranty Deed from Ben Jones Jr., of record in Instrument Number 20060626-0076044, Register's Office for Davidson County, Tennessee, dated June 9, 2006 and recorded on June 26, 2006.

** Neither Grantor nor Grantor's spouse, Carmen Brown, ever resided in the above-referenced property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 807 13th Ave. South, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND EFFECTIVE AS OF THE 27th DAY OF SEPTEMBER, 2013.

Luther Alfred Brown III

Luther Alfred Brown, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luther Alfred Brown, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 27th day of September, 2013.

J Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

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