Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13120007

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 23 DAY OF Dec, 2013.

NOTARY PUBLIC

My Commission expires: 9/29/16

Address of New Owner
Amy Turner, unmarried
736 Revels Drive
Nashville, TN 37207

Send Tax Bills To:
Same

Tax Information:
059-11-0-138.00

BILL GARRETT, Davidson County
Trans: T20130106894 DEEDWARR
Recvd: 12/26/13 10:47 2 pgs
Fees: 13.00 Taxes: 445.85

20131226-0129798

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Prosperian Investments LLC,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Amy Turner, unmarried,** hereinafter called the **Grantee**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 343, as shown on the map entitled Haynes Manor, Section III, of record as Plat Book 4175, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 343 fronts 70 feet on the north side of Revels Drive and extends back 134.7 feet on the west line and 134.3 feet on the east line to a line in the rear measuring 70 feet thereon.

Being the same property conveyed to Prosperian Investments, LLC from Wells Fargo Bank, N.A. as Trustee for Riverview HECM 2007-2 dated 3/27/13 and recorded on 4/1/13 in Instrument No. 20130401-0031288, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
736 Revels Drive, Nashville, TN 37207

SUBJECT TO THE FOLLOWING:

1. 2013 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Book 4175, page 11, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded at Book 4228, page 685, as amended in Book 4243, page 869, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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 her heirs and assigns, forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Prosperian Investments LLC** have caused this instrument to be executed, this the 23rd day of Dec, 2013.

PROSPERIAN INVESTMENTS LLC

By: Michael Milom, Member

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Micheal Milom,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves, to be a Member (or other officer authorized to execute the instrument) of **Prosperian Investments, LLC,** the within named bargainor, a Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Member (or other authorized officer).

This the 23 day of Dec, 2013.

My commission Expires: 4/24/14

NOTARY PUBLIC

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY