Mail To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140017933 DEEDWARR
Recvd: 03/18/14 08:36 2 pgs
Fees: 13.00 Taxes: 407.00
20140318-0022102

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
"Prissike Property Development, LLC, a Tennessee Series Limited Liability Company, Series 1402"	"Prissike Property Development, LLC, a Tennessee Series Limited Liability Company, Series 1402"	06112019400
(NAME)	(NAME)	
2906 Polo Club Road	2906 Polo Club Road	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37221	Nashville , TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Bobby J. Smith, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO "Prissike Property Development, LLC, a Tennessee Series Limited Liability Company, Series No. 1402", HEREINAFTER CALLED THE GRANTEE, ITS 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 the west 82 feet front of the east 97.6 feet and the west 82.9 feet rear of the east 98.8 feet of Lot No. 17 on the Plan of Greenland Tract, of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 82 feet on the northerly side of Greenland Avenue, and extends back 383.1 feet on its easterly line and 374 feet on its westerly line, as measured from the center line of Greenland Avenue, to a dead line in the rear on which it measures 82.9 feet. (Metropolitan Planning Department shows lot dimensions to be approx. 82X358).

Being the same property conveyed to Bobby J. Smith by Warranty Deed from Mary Alice Binnion and Donna Binnion Smith, each as Co-Trustees of the Ray Kenneth Binnion Revocable Trust which deed was recorded March 7, 2014 in Instrument No. 20140307-0019278.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS APPEARING ON THE PLAN OF GREENLAND TRACT OF RECORD IN BOOK 421, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND EASEMENTS OF RECORD, IF ANY.

unimproved ☐

This is improved ☑ property, known as 1129 Greenland Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its heirs and assigns forever; and we do covenant with the said GRANTEE that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Witness my hand this 10th day of March, 2014.

Bobby J. Smith

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of March, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby J. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115