Return To: 14-0204
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2014.

Notary Public
My commission expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Thomas Marcario 2201 Fernwood Drive Nashville, TN 37216	~~NEW OWNER~~ First Community Mortgage 275 Robert Rose Dr Murfreesboro, TN 37129	073-05-0-009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prime Nashville, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael Thomas Marcario, a single person and Robert W. Marcario, a married person,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 254 on the Map of Dalewood, Sec. IV, as of record in Book 1835, Page 21, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Fernwood Drive, at the corner of Lots 253 and 254; thence with the line between said lots, southeasterly 155 feet to a point; thence southwesterly 177.2 feet to the margin of a 50 foot unnamed street; thence with the margin of the same, northeasterly 37.7 feet to the margin of Fernwood Drive; thence with the margin of the same, northeasterly 90.7 feet to the point of beginning.

Being the same property conveyed to Prime Nashville, LLC, from Joan Short, unmarried, by Warranty Deed and recorded on August 1, 2013 of record in Instrument Number 20130801-0080309, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Taxes for the year 2014, a lien, not yet due and payable.

This property is improved property known as **2201 Fernwood Drive, Nashville, TN 37216**

BILL GARRETT, Davidson County
Trans:T20140031161 DEEDWARR
Recvd: 05/06/14 12:18 2 pgs
Fees:13.00 Taxes:1110.00
20140506-0038515

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 the 29th day of April, 2014.

Prime Nashville, LLC, a
Tennessee limited liability company

By: _____
Jarred McNeal
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jarred McNeal, Sole Member of Prime Nashville, LLC, a Tennessee limited liability company,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Sole Member.**

Witness my hand and official seal at this 29th day of April, 2014.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2014043022

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.