WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Justin N. Kessler	Prospect Mortgage, LLC	Parcel ID:
1441 Lebanon Pike #M122	15301 Ventura Blvd., D300	042110A03800
Nashville, TN 37210	Sherman Oaks, CA 91403	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Leslie J. Prater, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Justin N. Kessler, unmarried

hereinafter called the GRANTEES, 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 Unit No. 1038, together with Carport designated No. 1038 on the Plan of Section One, Heritage Village Condominium, of record in Plat Book 4675, Page 46, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Heritage Valley Condominium, a horizontal property regime established by Master Deed of record in Book 4758, Page 179, amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9256, Page 848; Book 9654, Page 906; Instrument 20031229-0183195 and Instrument 20040804-0093767, said Register's Office.

Being the same property conveyed to Leslie J. Prater by Quitclaim Deed from Nancy A. Bornemann, of record in Instrument 20140515-0041926, Register's Office for said County. See also previous deed to Leslie J. Prater, an unmarried woman, and Nancy A. Bornemann, an unmarried woman from Federal Home Loan Mortgage Corporation, of record in Instrument 20110425-0031335, dated March 31, 2011, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4758, Page 179; Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9256, Page 848; Boo, 9654, Page 906; Instrument 200312290183195; 200408040093767; and 201403140021490, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 46, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1038 Heritage Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 14th day of May, 2014.

Leslie J. Prater

BILL GARRETT, Davidson County
Trans:T20140034032 DEEDWARR
Recvd: 05/15/14 14:32 2 pgs
Fees:13.00 Taxes:277.50

20140515-0041927

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie J. Prater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2014.

My Commission Expires: 8/03/14

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.