WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043527 DEEDWARR
Recvd: 06/19/14 12:52 2 pgs
Fees:13.00 Taxes:714.10
20140619-0053641

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **June, 2014**

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

DAVID R. A. ROSSER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Laura Donovan	USAA Federal Savings Bank	141-07-0B-091.00-CO
(NAME)	(NAME)	
600 Dusk Ct	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX, 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Jeremy J. Prine and Nicole Hooks Prine**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Laura Donovan, 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:

Located in Davidson County, Tennessee: Being Lot 75, First Revision of Somerset Farms, Section 4, Phase 1, a PUD, as shown on plat of record in Plat Book 9700, page 157, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Jeremy J. Prine and wife, Nicole Hooks Prine by Warranty Deed from Bradley J. Vansickle and wife, Kathy J. Vansickle dated June 9, 2009, of record in Instrument No. 20090615-0055267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 600 Dusk Ct, Nashville, TN 37221

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, has 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 our hands this **13th** day of **June, 2014**

Jeremy J. Prine, by J. Wayne Thomas, his Attorney-in-Fact

Jeremy J. Prine by J. Wayne Thomas, as attorney-in-fact

Nicole Hooks Prine, by J. Wayne Thomas, her Attorney-in-Fact

Nicole Hooks Prine by J. Wayne Thomas, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for the State and County aforesaid, personally appeared J. Wayne Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeremy J. Prine and Nicole Hooks Prine, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of Jeremy J. Prine and Nicole Hooks Prine, for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **June, 2014**

Notary Public

My commission expires: 7-4-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY