THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2014. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140055688 DEEDWARR
Recvd: 07/31/14 13:38 2 pgs
Fees:13.00 Taxes:277.50
20140731-0068447

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Nazario	owner	MAP 129-15-A
21 Vaughns Gap Road #161		PARCEL 161.00CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Pruett Investment Club, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marc Nazario**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 161, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Pruett Investment Club, LLC by Warranty Deed from Richard A. Martin, an unmarried person, of record in Instrument No. 20031121-0169871, Register's Office for Davidson County, Tennessee, dated November 17, 2003 and recorded on November 21, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **21 Vaughns Gap Road #161, Nashville, TN 37205.**

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 our hands this the 29th day of July, 2014.

Pruett Investment Club, LLC

BY: Ginger P Holmes - member
Ginger P. Holmes, Member

David Pruett member
David Pruett, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Ginger P. Holmes and David Pruett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of the maker, **Pruett Investment Club, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 29th day of July, 2014.

My Commission expires 1-9-16

Notary Public

JAMES A. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.