WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091921 DEEDWARR
Recvd: 12/09/14 10:08 2 pgs
Fees:13.00 Taxes:451.40

20141209-0112554

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: September 21, 2015
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PREP 6, LLC	PREP 6, LLC	086-04-0-023.00
(NAME)	(NAME)	
5001 Plaza On The Lake, #200	8300 N. Mopac Expressway # 200	Austin, TX 78759
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78759	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John W. Mayer, unmarried and Luann Mayer, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **PREP 6, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 174, on the plan of Final P.U.D. Plan, Planned Unit Development, Phase I, Rachel's Retreat, as shown on plat of record in Plan Book 5200, Page 516, Register's Office of Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John W. Mayer, unmarried and Luann Mayer, as joint tenants with right of survivorship by Quit Claim Deed dated 12/28/2007 from John T. Cook, Trustee of record in Instrument 200801030000440, Register's Office for Davidson County, Tennessee.

Subject to the following: (1) All matters as set forth per Plan Book 5200, Page 516, and; (2) Restrictive Covenants of record in Book 6056, Page 670, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1632 Rachels Retreat Circle, Hermitage, TN 37076
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 1st day of December, 2014.

John W. Mayer
by Luann Mayer, attorney-in-fact
John W. Mayer by Luann Mayer, Attorney-In-Fact

Luann Mayer
Luann Mayer

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Luann Mayer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of John W. Mayer, acting as that person's agent and attorney in fact, and the said Luann Mayer acknowledged that she executed the foregoing instrument as agent and attorney in fact for John W. Mayer for the purposes therein contained.

WITNESS my hand and seal, this 1st day of December, 2014.

Tracey Trumphour
Notary Public,

My Commission Expires:
8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luann Mayer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this1st day of December, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122