BILL GARRETT, Davidson County
Trans:T20140095201 DEEDWARR
Recvd: 12/19/14 11:07 2 pgs
Fees:13.00 Taxes:943.50
20141219-0116334

**Prepared By & Return To:**
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-10026

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF December, 2014.

Notary Public

Commission Expiration: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Kevin Gan<br>44 W. 62nd Street, Apt 10-A<br>New York, NY 10023 | Franklin American Mortgage Co<br>501 Corporate Centre Drive, Ste 400<br>Franklin, TN 37067 | 09402006600 |

## WARRANTY DEED

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,

**Prima Properties, LLC**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kevin Gan, A Single Man**

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 Lot No. 132 on the Map of United Electric Railways addition, as of record on Plat Book 161, page 8, Register's Office for Davidson County, Tennessee,** to which plat reference is hereby made for a more particular description of said property.

**Being the same property conveyed to Marilyn Mathis on 11/30/2004 by deed from Marcus A. Ballard, Jr., unmarried, filed for record on 12/06/2004 in Instrument No. 20041206-0145102, in the Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Marilyn Mathis Bell on 07/09/2014 by deed from Bradford Bell, filed for record on 07/10/2014 in Instrument No. 20140710-0060826, in the Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Prima Properties, LLC on 08/07/2014 by deed from Marilyn Mathis Bell, filed for record on 08/07/2014 in Instrument No. 20140807-0071103, in the Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 1708 Eastside Ave., Nashville, TN 37206

**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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 16th day of December, 2014.

**PRIMA PROPERTIES, LLC**

**Marilyn M. Bell**
**Managing Member**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Marilyn M. Bell**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Managing Member of Prima Properties, LLC**, the within named bargainor, a corporation, and that she as such **Managing Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as **Managing Member**.

Witness my hand and official seal at office this 16th day of December, 2014.

Jacqueline G Brown
Notary Public

Commission Expiration: 1-6-15

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE