THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14112315

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $401,900.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2014.

Notary Public
My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140095222 DEEDWARR
Recvd: 12/19/14 11:26 3 pgs
Fees: 18.00 Taxes: 1487.03

20141219-0116370

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Prest and Jessica Prest 105 Lindsley Park Dr Nashville TN 37206	SWBC Mortgage Corporation 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	Tax Parcel ID No. 08309046400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Southwest Property Partners, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Prest and Jessica Prest, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

F.

Land in Davidson County, Tennessee, being Lot 8, PLAT OF LINDSLEY PARK ADDITION, as shown on plat of record in Plat Book 547, Page 76, 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 by Warranty Deed from Narrowgate 300, LLC, a Tennessee Limited Liability Company to Southwest Property Partners, LLC, a Tennessee Limited Liability Company as recorded on the 26th day of September, 2012 in Instrument No. 20120926-0087752; Quitclaim Deed from Daniel Fell, a married man to NarrowGate 300, LLC, a Tennessee Limited Liability Company as recorded on the 4th day of September, 2012 in Instrument No. 20120904-0079632; Quitclaim Deed from James E. Clements, a single man to Daniel Fell, a married man as recorded on the 19th day of July, 2012 in Instrument No. 20120719-0063547; Quitclaim Deed from William J. Clements to James E. Clements as recorded on the 4th day of May, 2004 in Instrument No. 20040504-0050359 and Warranty Deed from William D. Castleman, Trustee to William J. Clements and wife, Irene E. Clements as recorded on the 10th day of August, 1992 in Deed Book 8697, Page 671, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LINDSLEY PARK ADDITION, as recorded in Plat Book 547, Page(s) 76.

This is improved property located at **105 Lindsley Park Dr Nashville TN 37206**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2014.

Brett Weisel, Member of Southwest Property Partners, LLC

STATE OF)
COUNTY OF) SEE ATTACHED

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared Brett Weisel, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is a member of Southwest Property Partners, LLC and that the instrument was signed and sealed on behalf of the LLC, and acknowledged the instrument to be the free and deed of the LLC.

Witness my hand, at office, this 18th day of December, 2014.

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of Marin }

On December 17, 2014 before me, Nika Alicea Demitro, Notary Public,
Date *Name and Title of the Officer*

personally appeared Brett Weisel
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

NIKA ALICEA DEMITRO
Commission # 2063385
Notary Public - California
Marin County
My Comm. Expires Apr 5, 2018

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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