WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $67,200.00

Carmen Coats
Affiant

Subscribed and sworn to before me this 12TH day of JANUARY, 2015.

Notary Public
My Commission expires: 8-23-2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Prosperitas Partners, LLC	SAME	081-07-0-214.00
911 Sutton Hill Road		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Tinsley, unmarried, and Mickey Tinsley, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Prosperitas Partners, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 36 on the plan of W.M. Butler's Subdivision, of record in Book 57, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 36 fronts 50 feet on the westerly side of 16th Avenue, North, formerly Butler Street and extends back between parallel lines 145.6 feet to a 10-foot alley in rear.

Being the same property conveyed to Michael Tinsley and Mickey Tinsley, as joint tenants with right of survivorship, by deed from Bank One, N.A., as Trustee, on January 13, 2004, of record in Instrument Number 20040203-0013062, Register's Office for Davidson County, Tennessee.

Grantors warrant that they has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 98, Register's Office Davidson County, Tennessee.

This is improved property known as: **1831 16th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 9, 2015.

BILL GARRETT, Davidson County
Trans:T20150003143 DEEDWARR
Recvd: 01/13/15 15:40 2 pgs
Fees:13.00 Taxes:248.64
20150113-0003633

Michael Tinsley

Mickey Tinsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Tinsley and Mickey Tinsley,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 9, 2015

My commission expires 7/6/15

Notary Public

HALE WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY