Davidson County DEEDWARR
Recvd: 02/04/15 12:29 2 pgs
Fees:13.00 Taxes:610.13
20150204-0010548

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$164,900.00.**

Affiant

Subscribed and sworn to before me this 2 day of February, 2015

Notary Public
My Commission expires: 4/2/18
(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:
Anthony T. Thompson	Mortgage Investors Group	060-12-0-128.00
110 Hart Lane	8320 E. Walker Springs Lane Suite 200	
Nashville, TN 37207	Knoxville, TN 37923	

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, **Prime Properties of Nashville, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony T. Thompson, a** un **married man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Part of Lot 13 on the Map of W.H. Dodd's Suburban Home Tract, of Record Book 161, Page 16, Register's Office of said county.

Said part of said Lot 13 fronts 93.5 feet (excluding 11 feet conveyed by Deed of record in Book 3309, Page 189 Register's Office for said County) on the Southerly side of an unnamed street known as Hart Street as widened by the grant of a right-of-way to Davidson County by an Instrument of Record in Book 2454, Page 591, Register's Office for said County.

The westerly line of the property herein conveyed begins at a point in the southerly margin of said unnamed street 100 feet East of the Northwest corner of said Lot 13 and extends back along a line parallel with the Westerly line of said Lot 13, 330 feet to a dead line to the Southerly margin of Said Lot 13.

The Easterly margin of said property herein conveyed begins at a point in the Southerly margin of said unnamed street 50 feet West of the Northeast corner of said Lot 13 and extends back along a line parallel with the Easterly margin of said Lot 13 approximately 332.1 feet to a dead line in the rear, and measuring approximately 100 feet thereon.

Being the same property conveyed to Prime Properties of Nashville, Inc. from Wells Fargo Bank, National Association, not in its individual or banking capacity, but solely as trustee for SRPMOF II 2011-1 Trust, C/O Selene Finance LP, 9990 Richmond avenue, Suite 400S Houston, TX 77042 by Warranty Deed on March 20, 2013, of record in Instrument Number 20130521-0051040, Register's Office for Davidson County, Tennessee. Affidavit of Scrivener's Error correcting the name of Prime Properties of Nashville, Inc. to Prime Properties of Nashville, LLC, on June 10, 2013, of record in Instrument Number 20130610-0058880, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 16, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5601, Page 945; Book 4822 and Page 715 and Book 4154, Page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as: **110 Hart Lane, Nashville, TN 37207**

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 February 2, 2015.

Prime Properties of Nashville LLC

By: Tyler C. King, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Tyler C. King** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to an Authorized Agent (or other officer authorized to execute the instrument) of **Prime Properties of Nashville, LLC** the within named bargainor, a limited liability company and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Prime Properties of Nashville, LLC** as Authorized Agent.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018