Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1008B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Morgan Meyer	FirstBank	08303023500
2223 Carter Avenue	318 Seaboard Ln, Ste 205	
Nashville, TN 37206	Franklin, TN 37067	

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,

PRISSIKE PROPERTY DEVELOPMENT, LLC, A SERIES LIMITED LIABILITY COMPANY, SERIES NO. 1401

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MORGAN MEYER, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2223 Carter Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140313-0021195, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Gerald Bequette and Brian G. Bequette by Warranty deed from Justin D. Martin and Tia E. Martin of record in Instrument No. 20090417-0035047 Register's Office for Davidson County, Tennessee, dated April 10, 2009 and recorded on April 17, 2009. (Value or consideration as shown in aforementioned deed $117,500.00.)

Being a portion of the same property conveyed to Sherrie P. Sehrt, married by Warranty deed from Gerald Bequette and Brian G. Bequette of record in Instrument No. 20140213-0012851 Register's Office for Davidson County, Tennessee, dated February 11, 2014 and recorded on February 13, 2014. (Value or consideration as shown in aforementioned deed $120,000.00.)

Being a portion of the same property conveyed to Prissike Property Development, LLC, a series Tennessee limited liability company, Series 14-01 by Quitclaim deed from Sherrie P. Sehrt, married of record in Instrument No. 20140304-0018067 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 4, 2014. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 2223 Carter Avenue Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

b. Taxes for the year 2014 a lien, due and payable, but not delinquent.

c. Taxes for the year 2015 a lien, not yet due and payable.

d. Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.

e. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140313-0021195, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

BILL GARRETT, Davidson County
Trans:T20150012290 DEEDWARR
Recvd: 02/19/15 13:37 2 pgs
Fees:13.00 Taxes:1295.00
20150219-0014481

This is property known as 2223 Carter Avenue, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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 on the 11th day of February, 2015.

Prissike Property Development, LLC

BY:

Sherrie P. Sehrt, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared SHERRI P. SEHRT, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of Prissike Property Development, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of February, 2015.

Notary Public

My Commission Expires: 10-2-2017

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1008B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027