PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57394
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Ward Marni Ward 807 13th Avenue South Nashvile, TN 37203	CMG MORTGAGE, INC. 3160 CROW CANYON RD. #400 SAN RAMON, CA 94583

TAX MAP PARCEL NUMBERS: 09313027400

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$557,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Primera, LLC**, a Tennessee Limited Liability Company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Ward and Marni Ward, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 13 south Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140421-0033254, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Primera, LLC a Tennessee Limited Liability Company by Warranty Deed from Luther Alfred Brown, III a married man, dated September 27, 2013 and recorded on September 27, 2013 of record in Instrument No. 20130927-0102015, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140421-0033254, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description.. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140421-0033254, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 807 13th Avenue South, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20150037268 DEEDWARR
Recvd: 05/13/15 15:04 2 pgs
Fees:13.00 Taxes:2062.75
20150513-0044094

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of May, 2015.

Primera, LLC a Tennessee Limited Liability Company By:

William F. Snyder, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as (or other officer authorized to execute this instrument) of **Primera, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in County Tennessee this the 11th day of May, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $557,500.00.

Affiant

Sworn and subscribed before me this 11th day of May, 2015.

Notary

My Commission Expires:

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016