BILL GARRETT, Davidson County
Trans:T20150048363 DEEDWARR
Recvd: 06/17/15 15:29 2 pgs
Fees:13.00 Taxes:242.35
20150617-0057890

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Prosperitas Partners, LLC
1103 Elliston Street
Old Hickory, TN 37138

SEND TAX BILL TO:
PROSPERITAS PARTNERS, LLC
911 SUTTON HILL ROAD
NASHVILLE, TN 37204

MAP/PARCEL 044150A00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **The Double Eagle Group, LLC,** has this day bargained and sold, and does hereby transfer and convey unto **Prosperitas Partners, LLC,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of Elliston Estates as shown on Exhibit B of Declaration of Protective Covenants, Conditions and Restrictions for Elliston Estates (A Horizontal Property Regime with Private Elements) of record Instrument No. 20070419-0047065, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Double Eagle Group, LLC by warranty deed from Jerry E. Mick and wife, Carole A. Mick and Thomas G. Baltz and wife, Harriet Baltz of record in Instrument No. 20040319-0031618 Register's Office for Davidson County, Tennessee, dated 03/15/2004 and recorded on 03/19/2004.

This is improved property known as: **1105 Elliston Street, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1424, page 66, Book 1424, Page 69 and

Book 1835, Page 87, and restrictions in Instrument No. 20070419-0047065, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of June, 2015.

The Double Eagle Group, LLC

BY: _____
John Gregory Long, Member

_____
Marvin C. Manson, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Gregory Long and Marvin C. Manson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Members of The Double Eagle Group, LLC, a limited liability company, and that as such president, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

WITNESS my hand and official seals at office this 12th day of June, 2015.

_____
NOTARY PUBLIC

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: 12/5/17
STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $65,500.00.

_____
AFFIANT

Subscribed and sworn to before me this the 12th day of June, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

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

File No: 158456