BILL GARRETT, Davidson County
Trans:T20150064513 DEEDWARR
Recvd: 08/04/15 15:33 2 pgs
Fees:13.00 Taxes:425.50
20150804-0077452

# WARRANTY DEED

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

Carla L. W. Dodd
Affiant

Subscribed and sworn to before me, this the 27th day of July, 2015.

Notary Public

My commission expires: 8-23-2016
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Prime Nashville, LLC** | NEW OWNER | **Map 072-12-0 Parcel 018-00** |
| 1308 GALLATIN AVE. | | |
| NASHVILLE, TN 37206 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Mike Wissel, married, and Dallas Monday, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Prime Nashville, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 91 on the westerly 25 feet of Lot No. 90 of the Subdivision of Waters Place, on Maxey Lane, of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 91 and part of said Lot No. 90 adjoin and front together 75 feet on the southerly side of Hanover Street and runs back between parallel lines 150 feet to an alley.**

**The herein described property is not now nor ever has been the principal place of residence of the Grantors or the Grantors' spouses herein.**

**This instrument is being executed on behalf of Dallas Monday, pursuant to a Power of Attorney executed by same on the 17th day of July, 2015, of record in Instrument No. 20150804-0077451, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Mike Wissel and Dallas Monday, by Deed dated January 23, 2015 from Michael L. Williams and wife, Sheila S. Williams, of record in Instrument No. 20150128-0007981, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 332, Pages 136 and 137, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.**

This is improved (____) Unimproved (__x__) property, known as **1702 Hanover Road, Nashville, Tennessee 37216**

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 is 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/our hand(s) this 27th day of **July, 2015.**

Mike Wissel

**Mike Wissel**

Dallas Monday by Mike Wissel attorney in fact

**Dallas Monday by Michael Wissel, Attorney-in-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Mike Wissel,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of **July, 2015.**

**Notary Public**

**My Commission Expires:**_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 27th day of July, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Michael Wissel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Dallas Monday** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Dallas Monday,** for the purpose therein contained, by signing the name of **Dallas Monday,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of **July, 2015.**

**Notary Public**

**My Commission Expires:**_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017