BILL GARRETT, Davidson County
Trans:T20150083666 DEEDWARR
Recvd: 10/01/15 13:40 2 pgs
Fees:13.00 Taxes:647.13
20151001-0099963

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156484

WARRANTY DEED

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2015.

NOTARY PUBLIC

My commission expires: 3/16/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew M. Pramstaller 5515 Country Drive, Apt 32 Nashville, TN 37064	Amerifirst Financial Corporation 950 Trade Centre Way, Ste. 400 Kalamazoo, MI 49002	161-13-0-025.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars ($174,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MAUREEN S. MANNING AND ERIC A. LEGROS, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW M. PRAMSTALLER, SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 32B on the Zone Lot Division of Lot 32 on the Plan of Brentwood Meadows, Section 2, of record in Plat Book 5200, Page 782, and amended in Plat Book 6250, Page 683, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Maureen S. Manning and Eric A. Legros, wife and husband, by Deed dated November 15, 1999 and recorded November 29, 1999, of record in Book 11758, Page 881, and re-recorded March 17, 2000, of record in Instrument Number 20000317-0027498, both in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 5607 Hickory Meadow Court, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of September, 2015.

Maureen Manning-Legros

MAUREEN S. MANNING-LEGROS

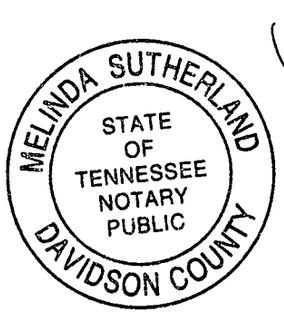
Eric Legros

ERIC A. LEGROS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Maureen S. Manning-Legros and Eric A. Legros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of September, 2015.



Melinda Sutherland

Notary Public

Melinda Sutherland

Printed Notary Name

My commission expires: 3/16/18