Davidson County DEEDWARR
Recvd: 10/02/15 13:05 3 pgs
Fees:18.00 Taxes:166.50
20151002-0100557

Prepared by:

Ally Title, LLC
310 Billingsiy Court
Franklin, TN 37067
15-00342

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this 1 day of October, 2015.

Notary Public
My commission expires: 12-17-18

Address of New Owner:	Send Tax Bills to:	Tax Information
Eastland Avenue Real Estate, LLC 447 Summit Ridge Dr Nashville, TN 37215	Eastland Avenue Real Estate, LLC 447 Summit Ridge Dr. Nashville, TN 37215	13306006600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRIMA PROPERTIES, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **EASTLAND AVENUE REAL ESTATE, LLC**, hereinafter called the Grantee, their successors 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. 2 on the Plan of D. M. Mincy's Addition to Flat Rock Subdivision of record in Plat Book 547, Page 24, 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 part of the same property conveyed to Marilyn Mathis Bell and husband, Bradford Bell by Warranty deed from Michael George Mathis, Jr. of record in Instrument No. 20120427-0036278, as corrected by Scrivener's Affidavit in Instrument Number 20120430-0036725, in the Register's Office for Davidson County, Tennessee, dated April 25, 2012 and recorded on April 27, 2012.

Being part of the same property conveyed to Marilyn Mathis Bell by Quitclaim deed from Bradford Bell of record in Instrument No. 20140710-0060827 Register's Office for Davidson County, Tennessee, dated July 9, 2014 and recorded on July 10, 2014.

Being part of the same property conveyed to Prima Properties, LLC by Quitclaim deed from Marilyn Mathis Bell of record in Instrument No. 20140807-0071102 Register's Office for Davidson County, Tennessee, dated August 7, 2014 and recorded on August 7, 2014.

Improved property being also known as 304 Wheeler Ave Nashville, TN 37211.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and

bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 this 1 day of October, 2015.

PRIMA PROPERTIES, LLC

M Bell for Prima Properties LLC

By: MARILYN M. BELL
Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Marilyn M. Bell**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Managing Member** of **Prima Properties, LLC**, the within named bargainor, a Tennessee Limited Liability Corporation, and that she as such **Managing Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as **Managing Member**.

Witness my hand and official seal at office this 1 day of October 2015.

Notary Public

Commission Expiration: 6/24/2016

LAURA JANE SHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Anne-Marie English, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

A English
Signature

State of TN

County of Williamson

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/26/2016
Notary' Seal (if on paper)

