BILL GARRETT, Davidson County
Trans:T20150106379 DEEDWARR
Recvd: 12/16/15 15:36 2 pgs
Fees:13.00 Taxes:388.50
20151216-0126668

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2015.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Prosperitas Partners LLC	New Owner	
911 Sutton Hill Road		082-04-0-257-00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN D. JONES, A MARRIED MAN* AND MATTHEW D. ENGESATH, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROSPERITAS PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 10 on the Plan of Carter Lane Place of record in Plat Book 547, Page 105, 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 Catherine M. Stewart, unmarried by Warranty deed from Jeffrey L. McKay of record in Book 8461, page 928, Register's Office for Davidson County, Tennessee, dated October 3, 1991 and recorded on October 10, 1001.

Catherine M. Stewart having since died intestate June 1, 2013. There are Affidavits of Heirship recorded at Instrument Nos. 20130814-0085386, 20140114-0003791 and 20140114-0003792. They state that her surviving heirs are Dorothy Irene Bradley, Carolyn June Upchurch, Mary Evelyn Aldridge, Linda Kaye Brown, Glenda Faye Collazo, Tanya Lee Vazquez, Andrea Nicole Black, Robert Wolf and Jeffrey Baker.

Being the same property conveyed to Jonathan D. Jones and Matthew D. Engesath by Warranty deed from Dorothy Irene Bradley, Carolyn June Upchurch, Mary Evelyn Aldridge, Linda Kaye Brown, Glenda Faye Collazo, Tanya Lee Vazquez, Andrea Nicole Black, Robert Wolf and Jeffrey Baker of record in Instrument No. 20140114-0003794 Register's Office for Davidson County, Tennessee, dated January 3, 2014 and recorded on January 14, 2014.

** Neither Grantor(s) Nor Grantor's Spouse(s) have ever resided in the above-described improved real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 879 Granada Avenue, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of December, 2015.

Jonathan D. Jones

Matthew D. Engesath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan D. Jones and Matthew D. Engesath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of December, 2015.

Notary Public

My Commission Expires: 7-2-2018

