BILL GARRETT, Davidson County
Trans:T20150108749 DEEDWARRSP
Recvd: 12/28/15 08:56 5 pgs
Fees:28.00 Taxes:233.10
20151228-0129536

Return to:
Advantage Title And Escrow, Inc
3325 Aspen Grove Dr.. Ste 104
Franklin, TN 37067
File #10337

Commitment Number: 3403361

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
PRIME INVESTMENT LLC, 2317 Forest Lake Dr., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 15005036300

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12-17, 2015, by and between **Selene Finance LP**, whose mailing address is **9990 Richmond Ave., Houston, TX 77042**, hereinafter grantor, and party of the first part, and **PRIME INVESTMENT LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **2317 Forest Lake Dr., Nashville, TN 37211**.

WITNESSETH: That for and in consideration $63,000.00 (Sixty Three Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **356 CLEARWATER DR., NASHVILLE, TN 37217**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20151103-0111610, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 15005036300

Executed by the undersigned on 12-17, 2015:

Selene Finance LP

By: _____

Name: Stephanie McDaniel

Its: Claims Manager

STATE OF Florida

COUNTY OF Duval

Before me, Admir Imamovic, a Notary Public of said State and County aforesaid, personally appeared Stephanie McDaniel its Claims Manager on behalf of **Selene Finance LP** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be ~~Stephanie McDaniel~~ of Selene Finance LP the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he or she as such Claims Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of Selene Finance LP ~~Inc.~~, by himself or herself as such Claims Manager,.

Witness my hand and seal, this 17 day of December 2015

_____

Notary Public Admir Imamovic My Commission Expires July 15, 2018

Admir Imamovic
COMMISSION # FF 141918
EXPIRES: JUL 15, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Maximum principal indebtedness for Tennessee recording tax purposes is $63,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $63,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21st day of December, 2015.

Mindy Kelcher
Affiant

Mindy Kelcher
Print Name

(Seal)

Notary Public

My commission expires:

LaTrece McAdoo
Print Name

CTIC# _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Exhibit A

All that parcel of land in the County of Davidson, State of Tennessee, being known and designated as follows: BEING Lot No. 39B, Edge-O-Lake, Section 21, Zone Lot Division, Lots Nos. 10-16 and 18-43, of record in Book 6250, Page 111, as amended in Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.