NEW OWNER:

Justin Prince
Rachel Brooke Prince
4240 Wallace Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0017

Map 130 Group 04.0 Parcel 100.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160009746 DEEDWARR
Recvd: 02/04/16 13:39 2 pgs
Fees:13.00 Taxes:5180.00
20160204-0011024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Four Hundred Thousand and 00/100 Dollars ($1,400,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **JUSTIN PRINCE AND RACHEL BROOKE PRINCE*, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

* Also known as Rachel Prince

Land in Davidson County, Tennessee, being Lot No. 1 on the "Final Plat of Lot 32 on the Plan of Sneed Estates 34th Council District, Nashville, Davidson County, Tennessee, dated July 12, 2013", and of record in Instrument No. 20140421-0032951, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Vintage South, LLC, a Tennessee limited liability company, by Warranty Deed from Paul D. Miller, married, dated June 27, 2014, and of record Instrument No. 20140715-0062386, Register's Office for Davidson County, Tennessee. Also see Scrivener's Affidavit of Record in Instrument No. 20150709-0066683, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4240 Wallace Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 3rd day of **February, 2016**.

VINTAGE SOUTH, LLC

By: _____
Nathan Lyons, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NATHAN LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the CHIEF MANAGER of VINTAGE SOUTH, LLC, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of **February, 2016**.

_____
NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,400,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 3rd day of **February, 2016**.

_____
NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY