Davidson County DEEDWARR Recvd: 03/02/16 11:46 3 pgs Fees:18.00 Taxes:1098.90 **20160302-0019931**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $297,000.00. Affiant Subscribed and sworn to before me, this the 29th day of February, 2016. Notary Public My commission expires: 1-26-19

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Prissike Property Development	New Owner	**102-14-0-086.00**
820 Clematis Drive	134 Vaughns Gap Rd	
Nashville, TN 37205-1119	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

A&J Southern Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Prissike Property Development, LLC, a Tennessee Series # 16-01 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. 309 on the Plan of Brook Meade, Section IX of record in Plat Book 2331, Pages 34 and 35, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southeasterly margin of Newberry Road at the corner of Lots No, 309 and 310; thence with said road, Southwestwardly 138 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, Southeastwardly 39.3 feet to the Northeasterly margin of Clematis Drive; thence with said drive, Southeastwardly 212 feet to the corner of Lots Nos. 308 and 309; thence with the line between said two lots, Northeastwardly 163 feet to the common corner of Lots Nos. 308, 309 and 310; thence with the line between Lots No. 309 and 310, Northwestwardly 237 feet to the beginning.

Being the same property conveyed to A&J Southern Investments, LLC by Warranty deed from William C. Smith of record in Instrument No. 20151230-013029 Register's Office for Davidson County, Tennessee, dated December 29, 2015 and recorded on December 30, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 820 Clematis Drive, Nashville, TN 37205-1119.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/OUR HANDS EFFECTIVE AS OF February 29, 2016:

A&J Southern Investments, LLC
By: James Armstrong
Its: Member

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

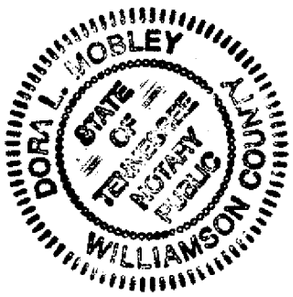
Personally appeared before me, a Notary Public of said County and State, James Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be James Armstrong of A&J Southern Investments, LLC, the within named grantor, and that he, being authorized to do so, executed the within instrument for the purposes therein contained by signing his name on behalf of the corporation.

Witness my hand, at office, this the 29th day of February, 2016.

My Commission Expires: 6.5.16

Notary Public

20161102R



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

