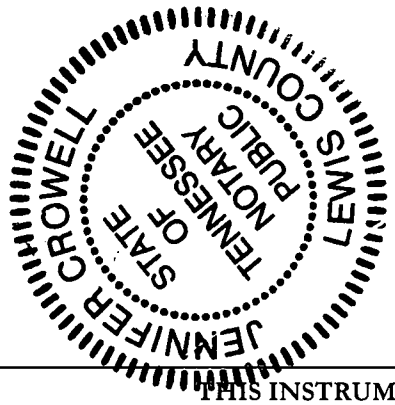
WARRANTY DEED



MST 2016-0170

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2016

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Jackson Brasher and Meagan Van Buren Brasher	New Owner	117040Y00200CO
(NAME)	(NAME)	
2907 Primrose Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160024494 DEEDWARR
Recvd: 03/28/16 10:45 2 pgs
Fees:13.00 Taxes:2031.30

20160328-0028576

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bill & Peg LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Jackson Brasher and Meagan Van Buren Brasher, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Unit B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Primrose Estates, a Townhouse Planned United Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150121-0005885 and First Amendment to the Declaration of record in Instrument No. 20160311-0023531, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. See also Scriveners Affidavit of record in Instrument No. 20160317-0025421.

Being a portion of the property conveyed to Talbert Construction Advisors, LLC, by Warranty deed of Buford N. Bledsoe, of record in Instrument number 20140829-0079383, Register's Office of Davidson County, TN. See also Scriveners Affidavit of record in Instrument No. 20160317-0025422.

AND being the same property conveyed to Bill & Peg, LLC, a Tennessee Limited Liability Company, by Warranty deed of Talbert Construction Advisors, LLC, a Tennessee Limited Liability Company, of record in Instrument number 20150224-0015903, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded #20150121-0005885, RODC, TN. First Amendment to the Declaration of record in Instrument No. 20160311-0023531, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm drainage of record in Book 3983, Page 225, in the Register's Office for Davidson County, Tennessee. Terms, provisions, options, rights of

first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 1174, page 492, RODC, TN. Subject to all matters shown on the Plan of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee. This policy insures that the above restrictions have not been violated, and that a future violation thereof will not result in a forfeiture or reversion of title.

This property, known as 2907 Primrose Circle, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 21 DAY OF March 20 16.

Bill & Peg LLC

BY: Peggy A. Proffitt, Member
Peggy A. Proffitt

Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy A. Proffitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Member of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of March 20 16.

K Cloyd
Notary Public

My commission expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON