Bop 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033307 DEEDWARR
Recvd: 04/22/16 13:51 2 pgs
Fees:13.00 Taxes:987.90
20160422-0039367

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,000.00.

Affiant

Subscribed and sworn to me on April 21, 2016.

NOTARY PUBLIC

My Commission Expires:

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29350SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Primera, LLC, a Tennessee Limited Liability Company 40 Burton Hills Blvd., Ste 230 Nashville, TN 37215	SAME AS NEW OWNERS	105-11-189

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Walter McBroom and wife, Joyce McBroom, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Primera, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, Block B, on the Plan of the Subdivision of Part of the Sophia M. Neal Property, of record in Book 1130, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Joyce McBroom and Macie L. Flemings by deed from Samuel J. Pierce, Jr. Secretary of Housing and Urban Development, of record in Book 7479, page 88, Register's Office for Davidson County, Tennessee. The said Macie L. Flemings having since died. Also being the same property conveyed to Walter McBroom and wife, Joyce McBroom by Quitclaim Deed from Brenda Y. McBroom and Jaciento Flemings and Joyce McBroom of record in Book 9475, page 932, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. The plan of record in Book 1130, page 4, said Register's Office, shows an owner's certificate, a 30 foot and 15 foot minimum building setback lines from Neal Terrace and Southgate Avenue, and a 10 foot easement for public utility purposes along the easterly line of said lot.

This property is also known as improved property located at 1700 Neal Terrace, Nashville, TN 37203.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 21st day of April, 2016.

Walter McBroom

Walter McBroom

Joyce McBroom

Joyce McBroom

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 21, 2016, before me personally appeared Walter McBroom and wife, Joyce McBroom to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 21, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires:
July 3, 2017
STATE OF TENNESSEE