Warranty Deed

BILL GARRETT, Davidson County Trans:T20160055808 DEEDWARR Recvd: 06/30/16 10:01 2 pgs Fees:13.00 Taxes:451.40 20160630-0066812	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $122,000.00. Affiant Subscribed and sworn to before me, this the 27th day of June, 2016. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Deri L. Plummer	new owner	
1213 Rosewood Trail ~~1702 Hanover Road~~		072-12-0-018.00
Mt. Juliet, TN 37122 ~~Nashville, TN 37206~~		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DERI L. PLUMMER,** DUSTIN L. PLUMMER, married 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. 91 and the westerly 25 feet of Lot No. 90 on the Plan of Waters Place on Maxey Lane of record in Plat Book 332, Page 136 and 137, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 91 ad part of said Lot No. 90 adjoin and front together 75 feet on the southerly side of Hanover Street and runs back parallel lines 150 feet to an alley.

Being the same property conveyed to Nancy Ann Williams by Quitclaim deed from John Williams, Jr. and Della P. Williams of record in Book 5293, page 94, Register's Office for Davidson County, Tennessee, dated June 1, 1978 and recorded on June 2, 1978.

Nancy Ann Williams died November 9, 2010 she left this property to her nephew Michael L. Williams in her last will and testament recorded at Docket No. 10P-1820 in the probate court of Davidson County, Tennessee.

Being the same property conveyed to Michael L. Williams by Quitclaim deed from Michael L. Williams and Randall H. Morrison Co-Executors for the Estate of Nancy Williams of record in Instrument No. 20110526-0040382 Register's Office for Davidson County, Tennessee, dated May 25, 2011 and recorded on May 26, 2011.

Being the same property conveyed to Michael L. Williams and wife, Sheila S. Williams by Quitclaim deed from Michael L. Williams of record in Instrument No. 20111104-0086319 Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on November 4, 2011.

Being the same property conveyed to Mike Wissel and Dallas Monday by Warranty deed from Michael L. Williams and wife, Sheila S. Williams of record in Instrument No. 20150128-0007981 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 28, 2015.

Being the same property conveyed to Prime Nashville, LLC by Warranty deed from Mike Wissel, married, and Dallas Monday of record in Instrument No. 20150804-0077452 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on August 4, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1702 Hanover Road, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of June, 2016.

Prime Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Name: Jarred McNeal
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2016.

_____
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018