BILL GARRETT, Davidson County
Trans:T20160067017 DEEDWARR
Recvd: 08/03/16 15:24 2 pgs
Fees:13.00 Taxes:1516.63

20160803-0080472

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $409,900.00

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2016.

Notary Public

My commission expires: 7.3.17

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:
Shanna Strassberg	SHBC MORTGAGE CORP.	
811B Powers Avenue	9311 SAN PEDRO	083-07-0S-001.00-CO
Nashville, TN 37206	#100	
	SAN ANTONIO, TX 78216	

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 **SHANNA STRASSBERG, A SINGLE WOMAN,** 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 situated in Davidson County, Tennessee being Unit No. A as established in Declaration of Covenants, Conditions and Restrictions for Homes at 811 Powers, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150210-0012448, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Steven J. Wilson and wife, Dorothy Diane Wilson by Quitclaim deed from Dorothy Diane Branham (now married and known as Dorothy Diane Wilson) of record in Instrument No. 20000418-0038655 Register's Office for Davidson County, Tennessee, dated March 21, 2000 and recorded on April 18, 2000.

Being part of the same property conveyed to Thomas Haehn by Substitute Trustee's deed from William Timothy Hill, Substitute Trustee of record in Instrument No. 20140825-0077328 Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 25, 2014.

Being a portion of the same property conveyed to JGLAC, GP by Warranty deed from Thomas Haehn, unmarried of record in Instrument No. 20141002-0091102 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 02, 2014.

Being a portion of the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company by Warranty deed from JGLAC, GP of record in Instrument No. 20141231-0119326 Register's Office for Davidson County, Tennessee, dated December 29, 2014 and recorded on December 31, 2014.

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 811B Powers Avenue, 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 29th day of July, 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 the 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 29th day of July, 2016.



_____
Notary Public