BILL GARRETT, Davidson County
Trans:T20160086830 DEEDWARR
Recvd: 10/03/16 15:14 2 pgs
Fees:13.00 Taxes:2090.50
20161003-0104108

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $565,000.00

Kristen Booth
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-3-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2489B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John J. Frech and Sheri L. Frech		061-12-0-194.00
1129 Greenland Avenue	NEW OWNERS	
Nashville, TN 37216-2219		

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,

PRISSIKE PROPERTY DEVELOPMENT, LLC

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

JOHN J. FRECH AND SHERI L. FRECH, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 the West 82 feet front of the East 97.6 feet and the West 82.9 feet rear of the East 98.8 feet of Lot No. 17 on the Plan of Greenland Tract, of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 82 feet on the Northerly side of Greenland Avenue, and extends back 383.1 feet on its Easterly line and 374 feet on its Westerly line, as measured from the center line of Greenland Avenue, to a dead line in the rear on which it measures 82.9 feet.

Being the same property conveyed to Prissike Property Development, LLC, a Tennessee Series Limited Liability Company, Series No. 1402 by Warranty deed from Bobby J. Smith, unmarried of record in Instrument No. 20140318-0022102 Register's Office for Davidson County, Tennessee, dated March 10, 2014 and recorded on March 18, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee.

This is property known as 1129 Greenland Avenue, Nashville, TN 37216-2219

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of September, 2016.

Prissike Property Development, LLC

BY: _____

Sherrie P. Sehrt, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sherrie P. Sehrt, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member (or other officer authorized to execute the instrument) of Prissike Property Development LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2016.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2489B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027