Davidson County DEEDWARR
Recvd: 10/18/16 15:53 4 pgs
Fees:23.00 Taxes:1297.70
20161018-0110237

THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
25400 US Hwy 19 North, Suite 236
Clearwater, FL 33763

After Recording Return To:
Samuel Wey
311 Gatewood Avenue
Nashville, TN 37207

New Owner(s) Address and mail tax statements to:
Samuel Wey
311 Gatewood Avenue
Nashville, TN 37207

Property Tax ID#: 071-11-0-489.00
File #: L-66589

"Maximum principal indebtedness for Tennessee recording tax purposes is $_____"

WARRANTY DEED

This instrument made and entered into on this the 5th day of October, 2016, by and between STEVEN JOSEPH PRIEST, married, as Grantor, and SAMUEL WEY, single, whose address is 311 Gatewood Avenue, Nashville, TN 37207, as Grantees.

Witnesseth:

That for and in consideration of the sum of $350,730.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantees, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 071-11-0-489.00

Commonly Known As: 311 Gatewood Avenue, Nashville, TN 37207

Prior Deed recorded 09/25/2015in Book 20150925-0097461, Davidson County Court Clerk's Office.

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantor's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

STEVEN JOSEPH PRIEST

STATE OF TENNESSEE }

COUNTY OF Williamson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, STEVEN JOSEPH PRIEST, with whom I am personally acquainted, (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 5 day of October, 2016

Ella K. Butler
Notary Public
My Commission Expires 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 350,730.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

STEVEN JOSEPH PRIEST

Subscribed and sworn to before me this the 5 day of October, 2016.

Ella K. Butler
Notary Public
My Commission Expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Name and Address of Property Owner:
Samuel Wey
311 Gatewood Avenue
Nashville, TN 37207

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Samuel Wey
311 Gatewood Avenue
Nashville, TN 37207

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the City of Nashville, County of Davidson, State of Tennessee.

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Trinity Heights Addition Subdivision of Bass Lands, Re-Subdivision of Lot Number 51 of record in Plat at Instrument No. 20150302-0018018, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This being the same property conveyed to Steven Joseph Priest, married from D224, LLC. by deed dated 09/24/2015 and recorded 09/25/2015 in the Office of the ROD for Davidson County in Instrument Number 20150925-0097461.

Also known as 311 Gatewood Avenue, Nashville, TN 37207

Parcel ID# 071-11-0-489.00

True Copy Certification

I, Bethany Presnell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bethany Presnell
Signature

State of Florida

County of Pinellas

Personally appeared before me, Michael Harris, a notary public for this county and state, Bethany Presnell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/23/17
Notary' Seal (if on paper)

MICHAEL HARRIS
Notary Public - State of Florida
My Comm. Expires Jun 23, 2017
Commission # FF 030271
Bonded Through National Notary Assn.