Davidson County DEEDWARR
Recvd: 12/07/16 16:21 3 pgs
Fees:18.00 Taxes:573.50
20161207-0128746

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 1-26-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abby's Investments, LLC	NEW OWNER	10815000800
(NAME)	(NAME)	
6081 NC Hwy 50 N		
(ADDRESS)	(ADDRESS)	
Benson, NC ~~TN~~ 27504		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Prime Investments, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Abby's Investments, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land lying and located in Davidson County, Tennessee being Lot NO. 183-A on the Plan of Percy Priest Woods, Section 4, Zone Lot Division, Lots 181 through 188; as of record in Book 6250 page 356 and amended in Book 6900 page 32 Register's Office for Davidson County, Tennessee

Being the same property conveyed to Prime Investments LLC, by deed of record in Instrument 20160720-0074652 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 110 Woodcraft Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 is 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/our hands this 6th day of December, 2016.

- Member

Prime Investments, LLC

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Lokman Rashid with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be MEMBER of Prime Investments, LLC and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by singing the name of Prime Investments, LLC by himself as MEMBER.

WITNESS my hand and seal this 6th day of December, 2016.

Notary Public
My Commission Expires:

File No.: 11580

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

