Register Return to: 16-1684
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of December, 2016 by and between Mark O. McKay, a married man hereinafter referred to as GRANTOR, and Premier Single Family Homes, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Map of W. F. Davis Subdivision of Block No. 22 Cumberland Nurseries Plan of record in Plat Book 332, page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 78 feet on the southerly side of Peachtree Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to Mark O. McKay, a married man, by Warranty Deed, from Ila D. Gaskin, unmarried, for a consideration value of $165,000.00, dated November 7, 2016, recorded November 8, 2016, of record in Instrument No. 20161108-0118096, Register's Office for Davidson County, Tennessee.

The said Lee R. Gaskin being deceased.

Previously being the same property conveyed to Lee R. Gaskin and wife, Ila D. Gaskin, by Warranty Deed, from Mrs. Ollie A. Schmitt, a widow and single person, dated April 14, 1980, recorded April 16, 1980, of record in Book 5591, page 151, Register's Office for Davidson County, Tennessee.

This is [x]improved [ ]unimproved property known as: 229 Peachtree Street, Nashville, TN 37210

** This has not been the marital residence of Mark O. McKay

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mark O. McKay

BILL GARRETT, Davidson County
Trans:T20160113301 DEEDWARR
Recvd: 12/27/16 09:05 2 pgs
Fees:13.00 Taxes:821.40
20161227-0135158

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Mark O. McKay, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 21st day of December, 2016.

Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Premier Single Family Homes, LLC
419 Canterbury Rise,
Franklin TN 37069

Send Tax Statements to:
Premier Single Family Homes, LLC
419 Canterbury Rise,
Franklin TN 37069

Map & Parcel: 119 050 056.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I 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 $222,000.00 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of December, 2016.

Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-684