WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170010655 DEEDWARR
Recvd: 02/06/17 09:10 2 pgs
Fees:13.00 Taxes:407.00
20170206-0012113

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

Affiant

Subscribed and sworn to before me this 3RD day of February, 2017

Notary Public
My Commission expires:

(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James D. Feagin	new owner	13-10-0-B-037.00CO
214 Seneca Forest Court		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Prestige Properties, LLC**, and **A. Joseph Branton, individually,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James D. Feagin, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 53, Unit 53A, Condominium Site Plan, Lots 15-20 and 41-56, Section Four, Priest Lake Forest, of record in Book 5200, page 573, as amended in Book 5200, page 574, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Prestige Properties, LLC, from Andy Maloney, as Trustee for The 214 Seneca Forest CourtTrust, by deed on September 25, 2014, of record in Instrument Number 20141002-0090832, Register's Office for Davidson County, Tennessee. Prestige Properties, was officailly dissolved on January 11, 2017 with all remaining assets distributed, as per the Operating Agreement of Prestige Properties, LLC, to it's sole member, A. Joseph Branton.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 573, Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Book 5931, page 645; Book 6021, page 101; Book 6106, page 610; Book 6124, page 956; Book 6145, page 435; Book 5931, page 677; and Book 6145, page 433, Register's Office for County, Tennessee.

This is improved property known as: **214 Seneca Forest Court, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 25, 2017.

Prestige Properties, LLC

By A. Joseph Branton, sole member

A. Joseph Branton, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **A. Joseph Branton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 1, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared A. Joseph Branton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole member of Prestige Properties, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as A. Joseph Branton.

WITNESS my hand and seal at office this day 1st day of Februaury, 2017.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY