WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 07-08-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The John Prine Family Trust U/A 05/27/2008	Same	103080A011.00
(NAME)	(NAME)	
4425 Westlawn Drive, Unit A203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Laura O'Dowd, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Prine, Trustee of The John Prine Family Trust U/A 05/27/2008 and Fiona Whelan Prine, Trustee of the Fiona Whelan Prine Family Trust U/A 5/27/2008, 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:

Land in Davidson County, Tennessee, being Unit No. A-203 on the Plan of Westlawn Green Condominium of record in Plat Book 5200, Page (s) 20 through 24, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura O'Dowd by Warranty deed from Powell-Floyd Properties, LLC of record in Instrument No. 20061101-0135414 Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 1, 2006. (Value of consideration shown in aforementioned deed $125,000.00.) Being also known as 4425 Westlawn Drive Nashville, Tennessee 37209.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4425 Westlawn Drive, Unit A203, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20170019442 DEEDWARR
Recvd: 03/07/17 10:01 2 pgs
Fees:13.00 Taxes:710.40

20170307-0022324

Witness my hand this 3rd day of March, 2017.

Laura O'Dowd by Philip C. Peggs Attorney In Fact
Laura O'Dowd by Philip C. Peggs
Attorney in Fact

Philip C. Peggs
Philip C. Peggs

STATE OF TENNESSEE

COUNTY OF Willamson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Philip C. Peggs**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd of March, 2017.

Notary Public

My Commission Expires: 07-08-19

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Philip C. Peggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Laura O'Dowd**, as his Attorney In Fact and who acknowledged the execution of the same to be the free act and deed **Laura O'Dowd** under said Power of Attorney.

Witness my hand and official seal, this the 3rd of March, 2017.

Notary Public

My Commission Expires: 07-08-19

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019