WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/17 14:22 3 pgs
Fees:18.00 Taxes:277.50
20170327-0029730

R-VRES-17-420-59

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Stephanie Dorné
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Praesto Property Managment, Inc.	Praesto Property Mgt, Inc	
(NAME)	(NAME)	**051-15-0A-059.00-CO**
420 Walton Lane Apartment K-59	15 Scott Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Staten Island, NY 10304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILLY E. HOLLIS, UNMARRIED AND AND ROBERT C. WILLIAMS, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRAESTO PROPERTY MANAGMENT, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit Number K59 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Page(s) 89 and 90, Register's Office for Davidson County, together with an undivided interest in the common Elements of the Quail Homeowners' Association, all described in Book 6328, Page 44 et esq., said Register's Office, to which plan reference is hereby made for a more complete and accurate of said lot.

Being the same property conveyed to Billy E. Hollis and Robert C. Williams, joint tenants in common with rights of survivorship by Quitclaim deed from Billy E. Hollis, an individual of record in Instrument No. 20120306-0019473 Register's Office for Davidson County, Tennessee, dated March 01, 2012 and recorded on March 06, 2012.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6328, Page (s) 89 and 90, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property regime of Quail Creek, and recorded in Book 6328, page 44, Register's Office for Davidson County, Tennessee.
- Charter of Quail Creek Homeowner's Association of record in Book 6340, Page 410 and in Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20120228-0017172, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Lane Apartment K-59 , Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 24th DAY OF MARCH, 2017.

Billy E. Hollis

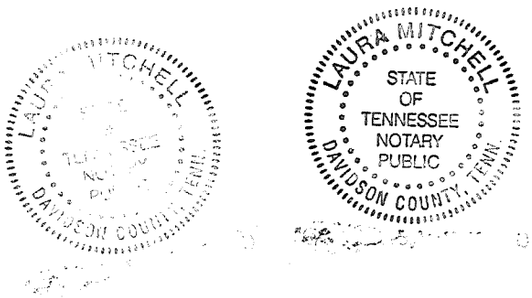
Robert C. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY E. HOLLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

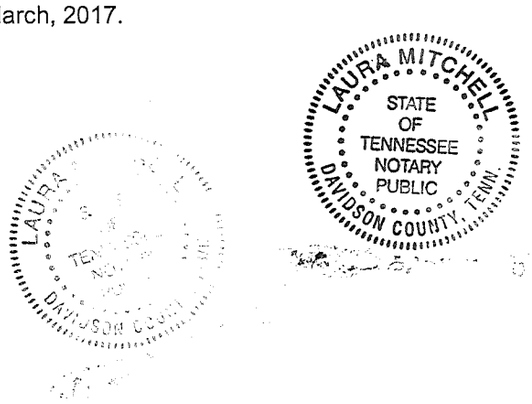


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

