BILL GARRETT, Davidson County
Trans:T20170061434 DEEDWARR
Recvd: 07/18/17 15:15 2 pgs
Fees:13.00 Taxes:111.00
20170718-0072412

Warranty Deed

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $30,000.00. Affiant Subscribed and sworn to before me, this the 14th day of July, 2017: Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Prime Nashville, LLC	New Owner	
4114 Hillsboro Pike #103-315		083-15-0-G-002.00-CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK INSANA, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 2617B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 2817 Noonan Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170606-0056465 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Jonathan A. Walter, an unmarried man by Warranty deed from Byron C. Williams, Jr. and Elizabeth M. Williams now known as Elizabeth C. Williams, unmarried of record in Instrument No. 20150602-0050958 Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on June 02, 2015.

Being a portion of the same property conveyed to Mark Insana by Warranty deed from Jonathan A. Walter an unmarried man of record in Instrument No. 20170227-0019005 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 27, 2017.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 2817 B Noonan Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of July, 2017.

Mark Insana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 14th day of July, 2017.

ANGIE L. LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Notary Public

My Commission Expires: