Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File #12724

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $125,000.00.

Affiant - Member

Subscribed and sworn to before me, this 27th day of November, 2017.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Bill Garrett Davidson County
Batch# 31875 DEEDWARR
11/30/2017 03:20:33 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20171130-0122460

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Prime Investments LLC ~~129 Tomarand Rd~~ PO Box 111114 ~~Antioch TN 37013-3638~~ Nashville TN 37222	New owner	Tax Parcel ID No. 16203013800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **B. Notestine on behalf of Belle Meade Title & Escrow Corporation, a Tennessee Corporation, as Trustee for 129 Tomarand Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Prime Investments, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, 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 Shirley Ann K. Guiher by Warranty Deed from O. W. Cooper and wife, Helen B. Cooper, of record in Book 4640, Page 726, Register's Office for Davidson County, Tennessee, dated September 22, 1972 and recorded on September 26, 1972. The said Shirley Ann K. Guiher, now being deceased on June 18, 2012 in Davidson County, Tennessee leaving Ginger Smith and Robert Guiher as her sole heirs at law, as evidenced by Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 20171023-0107957 and by The Last Will and Testament of Shirley A.K. Guiher recorded simultaneously herewith in Instrument No. 20171023-0107957, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to B. Notestine on behalf of Belle Meade Title & Escrow Corporation, a Tennessee Corporation, as Trustee for 129 Tomarand Trust by Warranty Deed from Ginger Smith and Robert Guiher, recorded on the 23rd day of October, 2017 in Instrument No. 20171023-0107958, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ANTIOCH PARK, SECTION 5, as recorded in Plat Book 4460, Page(s) 58.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4562, Page 949.

This is improved property located at 129 Tomarand Rd Antioch TN 37013-3638

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of November, 2017.

129 Tomarand Trust

BY: _____
Belle Meade Title & Escrow, Trustee
BY: Robert Notestine, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, B. Notestine, with whom I am personally acquainted, and who acknowledged himself to be the President of Belle Meade Title & Escrow Corporation, a Tennessee Corporation, the within named bargainer, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President, and further acknowledged that the Corporation is the Trustee for 129 Tomarand Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of November, 2017.

_____
Notary Public
My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC