Bill Garrett Davidson County
Batch# 42484 DEEDWARR
12/28/2017 02:43:30 PM 2 pgs
Fees: $13.00 Taxes: $886.15
20171228-0132023

WARRANTY DEED

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

17-11-004

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of December, 2017

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SHALENA MARIE WHITE AND WENDY MICHELLE SKELTON	LEGACY MUTUAL MORTGAGE	44-14-0B
(NAME) 240 Martingale Drive	(NAME) 210 Westwood Place, Ste. 140	002.00CO
(ADDRESS) Nashville, TN 37138	(ADDRESS) Brentwood, TN 37027	
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **PRATER CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHALENA MARIE WHITE, UNMARRIED AND WENDY MICHELLE SKELTON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), 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. B of Martingale Drive Commons, a Horizontal Property Regime with Private Elements,** as more fully described on the Plot Plan attached to the Declaration of Covenants, Conditions, and Restrictions for Martingale Drive Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170614-0059574, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon the unit, property, co-owners and tenants of Martingale Drive Commons, a Horizontal Property Regime with Private Elements contained therein are incorporated herein by reference and made a port hereof the same as copied herein, said Register's Office, to which plan reference is hereby made for a complete description of said lot.

BEING all the same property conveyed to PRATER CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT M. CRAWFORD, of record in Instrument No. 20170531-0054161, said Register's Office.

THIS conveyance is subject to all provisions as required pursuant to the terms of Tennessee Code Annotated Section 66-27-103. Subsequently filed hereto, legal requirements for the creation of a planned unit development under the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of Covenants, Conditions, and Restrictions, By-Laws, of record in Instrument No. 20170614-0059574, and Supplement and Amendment to the Declaration of Covenants, Conditions, and Restriction, of record in Instrument No. 201712280132022, recorded simultaneously herewith; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been PAID and prorated by the Grantor herein.***

BEING property known as: **240 Martingale Drive, Nashville, TN, 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 22nd day of December, 2017

PRATER CONSTRUCTION, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: Larry Prater
LARRY PRATER, CHIEF MANAGER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **LARRY PRATER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the CHIEF MANAGER of **PRATER CONSTRUCTION, LLC , A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such CHIEF MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2017.

My Commission Expires: 07/02/18

Dee Files Kennedy
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, 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.

Peter Weiss

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Dee Files Kennedy
Notary Public