Bill Garrett Davidson County
Batch# 67537 DEEDWARR
03/09/2018 03:04:30 PM 2 pgs
Fees: $13.00 Taxes: $904.65
20180309-0022731

WARRANTY DEED

31294

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,500.00.

Kenrick Thomas Larson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of March, 2018

PETER WEISS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

OKORTALEKELLEY LAW FIRM

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KENRICK THOMAS LARSON	Interlinc Mortgage Services, LLC	44-14-23.00
(NAME) 239 Martingale Drive	(NAME) 10613 W. Sam Houston Prky N. #200	(2018) 44-14-0B-001.00CO
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Houston, TX 77064	
(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 **KENRICK THOMAS LARSON, UNMARRIED**, 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. A 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, and Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20171228-0132022, Register's Office for Davidson County, Tennessee. 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, dated May 31, 2017, of record in Instrument No. 20170531-0054161, and dated August 15, 1983 in Book 6119, Page 234, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, By-Laws, Plot Plan and Attorney's Certificate of Martingale Drive Commons of record in Instrument No. 20170614-0059574, Register's Office for Davidson County, Tennessee. Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20171228-0132022, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **239 Martingale Drive, Old Hickory, TN, 37138.**

(House Number) (Street) (City or Town) (State) (Zip)

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 8th day of March, 2018

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 8th day of March, 2018.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

State of Tennessee)
County of Davidson)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
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

Notary Public