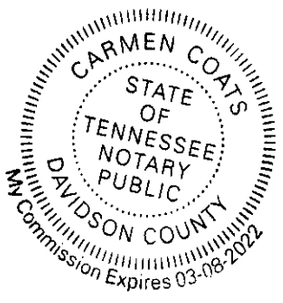
Bill Garrett Davidson County
Batch# 99358 DEEDWARR
06/01/2018 03:40:42 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180601-0052603

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2018.

Notary Public

My commission expires:

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Timothy Zobrist	NEW OWNER	
1312 Maxey Lane		072-07-0F-001.00-CO
Nashville, TN 37216		

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, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY ZOBRIST**, 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 1312, on the Plan of Homes at 1312 Maxey Lane, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1312 Maxey Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170112-0003580, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Roscoe Burton Barnes and wife, Michele Barnes and Janice Campbell Barnes, unmarried by Quitclaim Deed from Roscoe Burton Barnes, married and Janice Campbell Barnes, unmarried of record in Book 10592, Page 796, Register's Office for Davidson County, Tennessee, dated August 29, 1997 and recorded on September 3, 1997.

Being a portion of the same property conveyed to Roscoe Burton Barnes and Michele Barnes, husband and wife by Quitclaim Deed from Roscoe Burton Barnes and Michele Barnes, husband and wife, and Janice Campbell Barnes n/k/a Janice Barnes Hibdon, a married person, of record in Instrument No. 20160629-0066604 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 29, 2016.

Being a portion of the same property conveyed to Prime Nashville, LLC by Warranty Deed from Roscoe B. Barnes and Michele G. Barnes, husband and wife of record in Instrument No. 20160811-0083824 Register's Office for Davidson County, Tennessee, dated August 8, 2016 and recorded on August 11, 2016.

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.

The address of the herein described property is believed to be 1312 Maxey Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 31st day of May, 2018.

Prime Nashville, LLC, a Tennessee Limited Liability Company

Jarred McNeal, Sole Member

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 Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021