WARRANTY DEED

Karen Johnson Davidson County
Batch# 209754 **DEEDWARR**
03/25/2019 02:56:37 PM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20190325-0026886

G-HR-19-1107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MW Partners, LLC	**New owner**	
(NAME)	(NAME)	**105-1-4A-4.00CO**
2534 Ashwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK PRINCE AND JAMIE PRINCE, CO-TRUSTEES OF THE CLAYTON PORTER PRINCE 2016 TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MW PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 4 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, Amended in 20161102-0115692 and Amended in Instrument No. 20161123-0123554 Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Clayton Porter Prince, a single person, by Warranty Deed from Archer Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20161227-0135251, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Prince and Jamie Prince, Co-Trustees of the Clayton Porter Prince 2016 Trust by Quitclaim Deed from Clayton Porter Prince, a single person, recorded May 15, 2017 in Instrument No. 20170515-0047946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of edgeVue Subdivision of record in Instrument No. 20150818-0082778, Register's Office for Davidson County, Tennessee.
- Consent to Final Subdivision Plat of edgeVue Subdivision of record in Instrument No. 20161222-0134696, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan D.T. Overton's Addition of record in Plat Book 21, Page 88, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan Edgehill Estates, Section One Hundred Twenty Eight of record in Plat Book 5190, Page 266, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Archer at 12th Homes, recorded in Instrument No. 20160908-0094811 Amended in 20161102-0115692 and amended in Instrument No. 20161123-0123554, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20140415-0031255, 20150717-0070114 and 20150717-0070159, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20160805-0081524, Register's Office for Davidson County, Tennessee.

- Easement to Piedmont Natural Gas Company of record in Instrument No. 20150902-0089426, Register's Office for Davidson County, Tennessee.
- Easement for Gas Service Line or Fuel Line Easement of record in Book 8255, Page 361, Register's Office for Davidson County, Tennessee.

- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1107 Archer Street, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 22nd DAY OF MARCH, 2019.

Mark Prince and Jamie Prince, Co-Trustees of the Clayton Porter Prince 2016 Trust

BY: _____
Mark Thomas Prince
Co-Trustee

BY: _____
Jamie Porter Prince
Co-Trustee

STATE OF TENNESSEE

COUNTY OF Obion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK THOMAS PRINCE, CO-TRUSTEE of THE CLAYTON PORTER PRINCE 2016 TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of March, 2019.

_____
Notary Public
My Commission Expires: 3/23/22
(SEAL)

JAN M. CROCKETT
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY

STATE OF TENNESSEE

COUNTY OF Obion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIE PORTER PRINCE, CO-TRUSTEE of THE CLAYTON PORTER PRINCE 2016 TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of March, 2019.

_____
Notary Public
My Commission Expires: 3/23/22
(SEAL)

JAN M. CROCKETT
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212