WARRANTY DEED

File No. 2020-05

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

Karen Johnson Davidson County
Batch# 351865 DEEDWARR
02/03/2020 10:48:06 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20200203-0012075

Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
~~Nashville TN 37217~~
File #14481

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Prime Investments, LLC~~ PRIME INVESTMENTS, LLC	Prime Investments, LLC	
PO BOX 111114	P.O. BOX 111114	
~~3219 Oakview Court~~	[redacted]	150 07 0 445.00
NASHVILLE, TN 37222 ~~Antioch, TN 37013~~	Nashville, TN 37222 [redacted]	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Priscilla D. Skinner,** has this day bargained and sold and does hereby transfer and convey unto, **Prime Investments, LLC, a Tennessee Limited Liability Company,** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17-B Zone Lot Division of Lakeshore Woods Subdivision, recorded in Book 6250, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Priscilla D. Skinner by Quitclaim Deed from Joe Don Skinner, dated June 19, 2002, and recorded July 15, 2002, in Instrument 20020715-0084909, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property know as: 3219 Oakview Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 our hands this 31st day of January 2020.

Priscilla D. Skinner

Priscilla D. Skinner

STATE OF: TN
COUNTY OF: Rutherford

Before me, the undersigned Notary Public, personally appeared, **Priscilla D. Skinner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of January ,**2020**.

My Commission Expires: 3/26/22

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

Prepared by and Return to: American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN. 37129
(615) 956-6466