BILL GARRETT, Davidson County
Trans:T20130065906 DEEDWARR
Recvd: 08/01/13 13:55 2 pgs
Fees:13.00 Taxes:502.79
20130801-0080309

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $135,888.00

Jodie Jackson
Affiant

Subscribed and sworn to before me, this 30th day of July, 2013.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-1306-48585

Address of New Owner:	Send Tax Bills to:	Tax Information
Prime Nashville, LLC 2201 Fernwood Drive Nashville TN 37216	NEW OWNER	073-05-0009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joan Short, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Prime Nashville, LLC, hereinafter called the Grantees, their successors 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 Lot No. 254, on the Plan of Dalewood, Section IV, of record in Plat Book 1835, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joan Short, a widow, by deed from William J. Baucom and wife, Mavis L. Baucom dated 06/28/68 and recorded 07/17/68 in Book 4251, Page 687, Register's Office for Davidson County, Tennessee.

This instrument is being signed by Richard Lee Short and Paulette S. Sellars as Attorneys in Fact pursuant to Power of Attorney of record in Instrument No. 20130626-0065632.

Paulette S. Sellers and Paulette S. Sellars are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2201 Fernwood Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of July, 2013.

JOAN SHORT **
Joan Short by Richard Lee Short,
Attorney in Fact

Joan Short **
Joan Short by Paulette S. Sellars,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Lee Short and Paulette S. Sellars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of Joan Short, and who acknowledged that they executed the same as the free act and deed of said Joan Short.

Witness my hand in Brentwood, TN, this 30th day of July, 2013.

Notary Public
State of Tennessee at Large

My Commission expires
1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

** See Durable General Power of Attorney of record as Instrument No. 20130626-0065632, Register's Office for Davidson County, TN.