WARRANTY DEED

AT-20130145

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Carmen Coats
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of August, 2013.

Ann. A
Notary Public

(Affix Seal)

My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans: T20130076283 DEEDWARR
Recvd: 09/04/13 10:25 2 pgs
Fees: 13.00 Taxes: 222.00

20130904-0092994

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Prime Nashville, LLC	SAME	082.05-0-088.00
1205 4th Avenue N		
Nashville, TN 37208		

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, I/we, **Dean Young, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Prime Nashville, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the easterly 120 feet of Lot No. 22 on the Plan of D. T. McGavock's Addition to North Nashville.

Said part of Lot No. 22 fronts 50 feet on the westerly side of 3rd Avenue North, formerly College Street, and extends back between parallel lines 120 feet, more or less, to the easterly line of the property conveyed to Samuel Berry and wife, by deed from Bransford Realty Co., of record in Book 473, page 60, said Register's Office. Said description is made according to plat of record in Plat Book 21, page 7, Register's Office for Davidson County, Tennessee.

There is included in this conveyance a 1994 Model Home, Serial Number SE6729, located on the within described property and made a part thereof.

Being the same property conveyed to Dean Young from Terry Scott by Warranty Deed dated August 11, 2006 and recorded August 18, 2006 in Instrument #20060818-0101933, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1727 3rd Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 29th day of August, 2013

Dean Young

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Dean Young , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 29th day of August, 2013.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY