THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31381-08-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me this 4th day of December, 2013. Notary Public My Commission Expires:

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Prime Nashville, LLC 1205 4th Ave North Nashville, Tn 37208	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 083 010 35200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhonda Michelle Teague NKA Rhonda Michelle Teague King, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Prime Nashville, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1118 Sharpe Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now, nor has it ever been the marital principal residence of the Grantor herein.

BILL GARRETT, Davidson County
Trans:T20130102702 DEEDWARR
Recvd: 12/06/13 15:01 3 pgs
Fees:18.00 Taxes:518.00
20131206-0124541

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of December, 2013.

Rhonda Michelle Teague King

Rhonda Michelle Teague King

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rhonda Michelle Teague NKA Rhonda Michelle Teague King**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged thatshe executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2013.

Notary Public

My Commission Expires:

GERALD G. FITTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of J. B. Hancock's East End Addition, of record in Plat Book 57, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rhonda Michelle Teague by quitclaim deed dated January 30, 2009, from Gloria Daniel, the Heir at Law of George Daniel, of record in Instrument No. 20090224-0016235, Register's Office for Davidson County, Tennessee. Rhonda Michelle Teague has since married and is now known as Rhonda Michelle Teague King.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payablea. Map and Parcel No. 083 010 35200.
2. All matters appearing on the Plan of record as Book 57, page 133, Register's Office for Davidson County, Tennessee.