BILL GARRETT, Davidson County
Trans:T20140002667 DEEDWARR
Recvd: 01/13/14 14:34 2 pgs
Fees:13.00 Taxes:1479.63
20140113-0003326

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $399,900.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 10th day of January, 2014. Notary Public My commission expires: 8-23-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Ratchford & Elisa Gitan	Farmington Financial Group	
405 Buchanan Street	2002 Richard Jones Rd. Ste. 300A	82-05-0-14
Nashville, TN 37208	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK RATCHFORD AND ELISA GITAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 part of Lots Nos. 71 & 72 on the Plan of Map of D. T. McGavock's Plan of 98 Lots in North Nashville of record in Plat Book 21, Page 7, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southerly margin of Buchanan Street, at a point 108.3 feet west of the westerly margin of 4th Avenue North, said point being the southwest corner of said Buchanan Street and an alley, as referred to in the deed from T. R. Wilson Realty Company to Elvis Graham, of record in Book 439, page 34, said Register's Office; thence with the westerly margin of said alley, southerly 112.5 feet to the dividing line between Lots 70 & 71; thence with the said line, westerly 32.5 feet to the southeast corner of the property conveyed to Mrs. M. C. Parker by deed from R. I. Wilson Realty Company of record in Book 412, page 154, said Register's Office; thence with said Parker's easterly line, northerly 112.5 feet to the southerly margin of Buchanan Street; thence with said Street easterly 33 feet to the beginning.

Being the same property conveyed to Prime Nashville, LLC, by Quitclaim Deed from Jarred McNeal recorded as Instrument No. 20130826-0089862, in the Register's Office for Davidson County, Tennessee, dated August 20, 2013 and recorded August 26, 2013.

Being the same property conveyed to Jarred McNeal by Deed from Vera P. Merritt, unmarried of record in Instrument Number 20130410-0035533, Register's Office for Davidson County, Tennessee, dated April 5, 2012, recorded on April 10, 2013.

Being the same property conveyed to Vera P. Merritt by Deed from Gladys M. Sherrill and Catherine L. Kimbrough, both unmarried of record in Book 9737, page 14, Register's Office for Davidson County, Tennessee, dated July 13, 1995 recorded on July 21, 1995.

This is improved property known as 405 Buchanan Street, 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of January, 2014.

Prime Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Name: Jarred McNeal
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Prime Nashville, a LLC, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of January, 2014.

_____
Notary Public

My Commission Expires: 9-9-2014

