BILL GARRETT, Davidson County
Trans:T20140005371 DEEDWARR
Recvd: 01/23/14 14:15 2 pgs
Fees:13.00 Taxes:527.62
20140123-0006514

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $142,600.00. Affiant Subscribed and sworn to before me, this the 17th day of January, 2014. Notary Public My commission expires: 9-9-2014

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:
TM Investment, L.L.C.	New Owner	
231 Largo Drive		083-01-352.00
Nashville, TN 37211		

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 **TM INVESTMENT, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Lot No. 16 on the Plan of J. B. Hancock's East End Addition, of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. *Also known as:*

Unit(s) 1118A-Sharpe Ave. and 1118B-Sharpe Ave., on the Plan of Homes at 1118 Sharpe Avenue, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions for Homes at 1118 Sharpe Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131220-0128909, Register's Office for Davidson County, Tennessee, said Unit(s) being shown on the Plat attached as Exhibit B to said Declaration, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rhonda Michelle Teague by Deed from Gloria Daniel, The Heir-at-Law of George Daniel, of record in Instrument Number 20090224-0016235, Register's Office for Davidson County, Tennessee, dated January 30, 2009 and recorded on February 24, 2009.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company by Deed from Rhonda Michelle Teague NKA Rhonda Michelle Teague King, married, of record in Instrument No. 20131206-0124541, Register's Office for Davidson County, Tennessee, dated December 4, 2013 and recorded on December 6, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1118 Sharpe Avenue, Nashville, TN 37206.

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 17th 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, LLC, a Tennessee limited liability company, 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 17th day of January, 2014.

_____
Notary Public

My Commission Expires: 9-9-2014

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