WARRANTY DEED



Y-KW-14-811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Prime Nashville, LLC, a Tennessee Limited Liability Company	**Prime Nashville, LLC, a Tennessee Limited Liability Company**	
(NAME) **1308 Gallatin Avenue**	(NAME) **1308 Gallatin Avenue**	**83-7-40.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JGLAC, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do 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:

Land in Davidson County, TN, Being the Easterly part of Lot No. 6 on the Plan of Robert E. Powers Lands, of record in Book 421, Page 56, Register's Office for Davidson County, TN, and described according to a survey made by William Collier Parrish Associates, dated September 4, 1959, as follows:

Beginning at a point on the Westerly margin of Powers Avenue 208 feet South of the Southwest corner of said Avenue and Waters Avenue; thence Westerly along the line between Lots Nos. 6 and 7, 122.5 feet to a point; thence Southwesterly 51.2 feet, more or less, to a point in the line between Lots Nos. 5 and 6; thence Easterly along the line between said lots, 133.5 feet to the Westerly margin of Powers Avenue; thence Northerly along the Westerly margin of said Avenue 50 feet to the point of beginning.

Being the same property conveyed to JGLAC, GP by Warranty Deed from Thomas Haehn, unmarried, recorded on the 2nd day of October, 2014 in Instrument No. 20141002-0091102, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 421, Page 56, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **811 Powers Avenue, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20140097617 DEEDWARR
Recvd: 12/31/14 13:22 2 pgs
Fees:13.00 Taxes:573.50
20141231-0119326

Witness my/our hand(s) this the 29th DAY OF DECEMBER, 2014.

JGLAC, GP

BY: _____
Lucas T. Chesnut, Partner

BY: _____
Joshua L. Garland, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucas T. Chesnut and Joshua L. Garland, signing for JGLAC, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of JGLAC, GP, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of December, 2014.

_____
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212