BILL GARRETT, Davidson County
Trans:T20150036348 DEEDWARR
Recvd: 05/11/15 15:12 3 pgs
Fees:18.00 Taxes:739.63
20150511-0043087

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 199,900.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 30th day of April, 2015.

Notary Public

My commission expires: 8-23-2016

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

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Prime Nashville, LLC | **Prime Nashville, LLC** | **07207016700** |
| **1308 Gallatin Avenue** | **1308 Gallatin Avenue** | |
| **Nashville, TN 37206** | **Nashville, TN 37206** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Wanda J. Phillips, an unmarried woman, and Josephine Elizabeth Jackson, an unmarried woman,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**PRIME NASHVILLE, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, 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. 49 on the plan of Kenmore Place, of record in Book 332, Pages 32-33, Register's Office for said County.

Said Lot No. 49 fronts 100 feet on the northerly margin of Maxey Lane, now McGavock Pike and extends back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Wanda J. Phillips, an unmarried woman, and Josephine Elizabeth Jackson, an unmarried woman, as joint tenants with right of survivorship, by Quitclaim Deed from Wanda J. Phillips, formerly known as Wanda J. King, dated 03/02/2011 and recorded on 04/13/2011 in Instrument Number 20110413-0028410, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1235 McGavock Pike, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 30th day of April, 2015.

Wanda J. Phillips

Josephine Elizabeth Jackson (alaso known as Josephine Jackson) by her Attorney in fact, Wanda Phillips

Josephine Elizabeth Jackson

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Wanda J. Phillips, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 8.11.16

Personally appeared before me, a Notary Public of said County and State, Wanda J. Phillips, to me known to be the person who executed the foregoing instrument on behalf of Josephine Elizabeth Jackson (aka Josephine Jackson), as her attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Josephine Elizabeth Jackson (aka Josephine Jackson).

Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

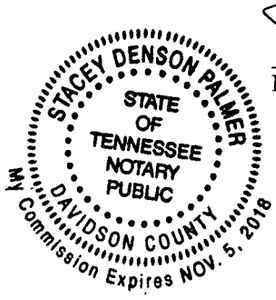
My Commission Expires: 8.11.16

** Josephine Elizabeth Jackson and Josephine Jackson are one and the same.

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Josephine Elizabeth Jackson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument with the mark of an "X" for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2015.




Stacey Denson Palmer
Notary Public