RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00413
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069644 DEEDWARR
Recvd: 08/18/15 15:39 2 pgs
Fees:13.00 Taxes:277.50
20150818-0083249

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 $75,000.00.

Carla A. W. Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2015

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:
Prime Nashville LLC,
1308 Gallatin Avenue
Nashville Tn 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS
08108021900

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 ACKNOWLEDGED, WE, **PMB Properties LLC, a Tennessee Limited Liability Company**

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:

TRACT 10: 1803-B 6TH AVENUE NORTH, NASHVILLE, TN 37208
BEING LOT NO. 458-B ZONE LOT DIVISION OF LOT 458 AND PART OF LOT 456, NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, OF RECORD IN PLAT BOOK 6200, PAGE 748, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PMB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUIT CLAIM DEED FROM PHYLLIS M. BATES AS RECORDED 9-8-06 AS INSTRUMENT NO. 20060908-0111143.

Subject to all matters shown on plat of record in Plat Book 6200, Page 748, in the Register's Office for DAVIDSON County, Tennessee.

Subject to Joint driveway agreement recorded in Book 7529, Page 276.

This is improved property commonly known as **1803 6TH AVE. NORTH, 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 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 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 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 our/my hand(s) this 14th day of August, 2015.

PMB Properties, LLC

Phyllis M. Bates

By: Phyllis M. Bates, as General Member and Limited Member

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Phyllis M. Bates, whom I am personally acquainted and who upon her oath acknowledged herself to be the General Member and Limited Member of PMB Properties, LLC, and that she being authorized to do so in her capacity as General Member and Limited Member, executed the foregoing instrument for the purpose therein contained by signing on behalf of PMB Properties, LLC.

Witness my hand and official seal at Memphis, Tennessee, this 14th day of August, 2015, 2015.

Commission Expires: 12-4-18

Jennifer L Helmic
Notary Public

JENNIFER L HELMIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. DEC. 04, 2018