BILL GARRETT, Davidson County
Trans:T20150077655 DEEDWARR
Recvd: 09/11/15 15:43 2 pgs
Fees:13.00 Taxes:717.80
20150911-0092688

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $194,000.00. Affiant Subscribed and sworn to before me, this the 4th day of September, 2015. Notary Public My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

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:
Prime Nashville LLC		
814 Washington Avenue	New Owner	083-07-0-081.00
Nashville, TN 37206		

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, **MICHAEL LEFOLDT, UNMARRIED,** 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), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Being Lot No. 42 on the Plan of Robert E. Powers Lands of record in Plat Book 421, Page 56, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 42 fronts 50.0 feet on the East margin of Washington Avenue and extends back 80.0 feet on the North line and 93.0 feet on the South line, to a curve of the right-of-way of the Lewisburg and Northern Railroad, on which it measures 51.0 feet.

TRACT II:

Beginning at the point of intersection of the South line of Waters Street and the East line of Washington Avenue; thence along the South line of Waters Street South 66 degrees 01 minutes East a distance of sixty seven and eight hundredths (67.08) feet to a point, twenty three and five tenths (23.5) feet Eastwardly at right angles from a point in the center line of the South bound main tract of the Grantor; thence South 09 degrees 30 minutes West along a line twenty three and five tenths (23.5) feet Eastwardly from and parallel to said center line of South bound main tract a distance of fifty one and sixty six hundredths (51.66) feet to a point fifty (50) feet Southwardly at right angles from a point in the South line of Waters Street; thence a line fifty (50) feet Southwardly at right angles from and parallel to the South line of Waters Street North 66 degrees 01 minutes West a distance of eighty (80) feet to a point in the East line of Washington Street; thence North 23 degrees 59 minutes East along the East line of Washington Street a distance of fifty (50) feet to the point of beginning, containing three thousand, six hundred seventy eight (3,678) square feet, and being a part of the same property conveyed to the Louisville and Nashville Railroad Company by deed of October 1,

1915, recorded in Book 475, page 590, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harvey Jerome Epps by Quitclaim deed from Harvey Jerome Epps of record in Instrument No. 20120424-0035130 Register's Office for Davidson County, Tennessee, dated April 24, 2012 and recorded on April 24, 2012.

Being the same property conveyed to Michael Lefoldt, an unmarried man by Warranty deed from Harvey Jerome Epps and wife, Rebecca L. Epps of record in Instrument No. 20140403-0027831 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 03, 2014.

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 814 Washington 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 4th day of September, 2015.

Michael Lefoldt

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Lefoldt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of September, 2015.

Notary Public

My Commission Expires: August 11, 2018

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 109808 CHANDLER WESTOVER Commission Expires Aug. 11, 2018 HINDS COUNTY