BILL GARRETT, Davidson County
Trans:T20150084772 DEEDWARR
Recvd: 10/05/15 15:46 2 pgs
Fees:13.00 Taxes:666.00
20151005-0101378

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of September, 2015, by and between Gracie M Seats, unmarried, party of the first part, and Prime Nashville, LLC, a Tennessee limited liability company, and TM Investment, LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 440 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, said Register's Office.

Said Lot No. 440 is described as follows:

Beginning on the westerly margin of Sixth Avenue, North, formerly High Street, at the corner of Lots Nos. 440 and 442; thence with the line between said lots westwardly 102 feet 10 inches to the easterly margin of an alley; thence with said alley, northwardly 33 feet; thence easterly 95 feet; more or less, to the westerly margin of Sixth Avenue, North; thence with said Avenue southwardly 35 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being part of Lots 438 and 440 on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, Page 105, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Sixth Avenue North 34.89 feet, (35 feet former deed) North of the southeast corner of said Lot No. 440; thence North 44 deg. 09 minutes 42 seconds West 34.67 feet (35 feet previous deed) along the west margin of Sixth Avenue North; thence South 61 deg. 45 minutes 18 seconds West, 49.10 feet to the right of way line of Interstate Highway No. 265; thence South 29 deg. 55 minutes 53 seconds West along the right of way of said Highway, 40.41 feet to a point in the east margin of an alley; thence South 28 deg. 05 minutes 28 seconds (left out in prior deed) East with said alley, 12.04 feet to a point; thence North 61 deg. 45 minutes 18 seconds East 92.98 (state 9298 in prior deed) feet to a point in west margin of Sixth Avenue North; thence with said Avenue North 44 deg. 09 minutes 42 seconds West 34.67 feet, (35 feet by previous deed) to the point of beginning.

Being the same property conveyed to Gracie M. Seats by virtue of that certain Warranty Deed dated September 22, 1988, at Book 7664, Page 995 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 21, Page 105 in the Register's Office of Davidson County, Tennessee; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Gracie M Seats
Gracie M Seats

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Gracie M Seats, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2015.

Jacqueline G Bruce
Notary Public

JACQUELINE G. BRUCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 11-5-18

Property Owner & Address: Prime Nashville, LLC and TM Investment, LLC
1308 GALLATIN AVENUE
NASHVILLE, TN 37206

Tax Parcel No 08108023100

Property Address: 1825 6th Avenue North
Nashville, TN 37208

MAIL TAX
BILLS TO: NEW OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $180,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Meredith Mary
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of September, 2015.

Notary Public

My Commission Expires: 8-23-2016

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