BILL GARRETT, Davidson County
Trans:T20150094600 DEEDWARR
Recvd: 11/05/15 15:37 5 pgs
Fees:28.00 Taxes:799.20
20151105-0113028

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0685HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2015.

Notary Public
Commission Expires: 8-23-2016

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Prime Nashville, LLC 1308 Gallatin Avenue Nashville, TN 37206	OWNER	083-13-0-103.00

WARRANTY DEED

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, I/WE,

Phillip Wayne Parnell and Kenneth Parnell, Jr. and Timothy Parnell and James Parnell and Terri Parnell, heirs at law of Billie L. Parnell and Austin Young and Tanya Marsh and Wanda Kay Oldham, heirs at law of Clarence Elmore Young, Jr.

HEREINAFTER REFERRED TO AS 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 Part of Lot No. 97 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Clarence Elmore Young, Jr. and Billie Lois Parnell by Quitclaim Deed from Robert G. Cole and his wife, Letitia S. Cole, dated 10/25/01 and recorded 10/30/01 in Instrument Number 20011030-0117955; and the same property previously conveyed to Robert G. Cole by Quitclaim Deed from Clarence Elmore Young, Jr., dated 11/14/91 and recorded 11/14/91 in Book 8485, Page 867; and previously conveyed to Clarence Elmore Young, Jr. by Warranty Deed from Secretary of Veterans Affairs, dated 11/8/91 and recorded 11/14/91 in Book 8485, Page 438, Register's Office for Davidson County, Tennessee.

Said part of Lot 97 fronts 50 feet on the southerly side of Fatherland Street and runs back between parallel lines 107 feet to a dead line.

The said Clarence Elmore Young, Jr. is reported to have predeceased Billie Lois Parnell, and the said Billie Lois Parnell (aka Billie L. Parnell) died intestate on 8/21/14. Pursuant to Order of Intestate Administration and Letter of Administration filed 1/8/15 in Docket 14P-2075 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Phillip Wayne Parnell was appointed as Administrator.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1116 Fatherland St., 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~30th day of~~ October, 2015.

~~Phillip Wayne Parnell~~

Timothy Parnell

James Parnell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phillip Wayne Parnell and Timothy Parnell and James Parnell** 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 and official seal at Nashville, Tennessee this 30th day of October, 2015.

Aimee Denise Bobbitt
Notary Public
My Commission Expires: 5/4/19

(Notary Seal) AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Dated this the 30th day of October, 2015.

Austin Young

Tanya Marsh

Wanda Kay Oldham

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Austin Young and Tanya Marsh and Wanda Kay Oldham** 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 and official seal at Hendersonville, Tennessee this 30th day of October, 2015.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 10-18-16

Dated this the 30th day of October, 2015.

Kenneth Parnell, Jr.

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Parnell, Jr.** 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 and official seal at Hendersonville, Tennessee this 30th day of October, 2015.

Notary Public
My Commission Expires: EE 193997

(Notary Seal)

MATTHEW JOHNSON
Notary Public - State of Florida
My Comm. Expires Apr 30, 2016
Commission # EE 193997
Bonded Through National Notary Assn.

Dated this the 30th day of October, 2015.

Terri Parnell

Terri Parnell

STATE OF TEXAS
COUNTY OF COMAL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terri Parnell** 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 and official seal at Hendersonville, Tennessee this 30th day of October, 2015.

David L Millican
Notary Public
State of Texas
My Comm. Exp. 11/22/16

Notary Public
My Commission Expires: 11/22/16

(Notary Seal)