THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095416**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $105,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2015. Notary Public My Commission Expires: 8-23-2016

BILL GARRETT, Davidson County
Trans:T20150095919 DEEDWARR
Recvd: 11/10/15 15:25 2 pgs
Fees:13.00 Taxes:388.50
20151110-0114553

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Primefp, GP 3825 Bedford Avenue Suite 102 Nashville, TN 37215	New Owner	Tax Parcel ID No. 08108044300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda Yvonne Walker as the sole surviving heir of John Armstrong, Maggie Armstrong, Katie Bai Barnes, and John Barnes** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Primefp, GP, a Tennessee General Partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being the Southerly 25 feet of Lot No. 171 on North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County.

Said part of Lot No. 171 fronts 25 feet on the Easterly side of 6th Avenue North, formerly High Street, and runs back between parallel lines 167 feet, 5 inches, more or less, on the Southerly line and 166 feet, 1 inch, more or less, on the Northerly line to an alley.

Being the same property conveyed to John Armstrong and wife, Maggie Armstrong and Katie Bai Barnes and husband, John Barnes by Installment Deed from Sam Garfinkle and wife, Eva R. Garfinkle, recorded on the 13th day of April, 1949 in Deed Book 1713, Page 388, in the Register's Office of Davidson County, Tennessee.

Maggie Armstrong having died intestate April 23rd, 1956.

John Barnes having died intestate January 18th, 1963.

Katie Bai Barnes having died intestate July 28th, 1963.

John Armstrong having died intestate April 24th, 1969.

See affidavit of heirship recorded in Instrument No. 20151110-0114552 Davidson County Register of Deeds.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, as recorded in Plat Book 21, Page(s) 105.

This is improved property located at 1716 A 6TH AVE N Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2015.

Brenda Yvonne Walker

STATE OF TN)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brenda Yvonne Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018