BILL GARRETT, Davidson County
Trans:T20150106382 DEEDWARR
Recvd: 12/16/15 15:41 6 pgs
Fees:33.00 Taxes:573.50
20151216-0126674

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Meredith Mays
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2015.

NOTARY PUBLIC
My Commission Expires: 8-23-2016

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

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
TM Investment, LLC and Prime Nashville, LLC 1308 Gallatin Avenue Nashville, TN 37206	NEW OWNER	083-01-0-130.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

GLADYS BROWN, ROSA RICHARDSON, ELEANOR DUNN, JOHN RICHARDSON AND SPENCER RICHARDSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TIM INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND 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, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot 34, as shown on the map entitled Plan of W. H. Hyronemus Addition, of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Willie Lawrence Richardson and wife, Rosa Lee Richardson, by deed from Marshall A. Russell and wife, Georgia Russell, of record in Book 5032, page 712, dated June 4, 1976, said Register's Office. Willie Lawrence Richardson conveyed his interest to Rosa Lee Richardson, by quitclaim deed of

record in Book 7198, page 507, dated October 6, 1986, said Register's Office. Rosa Lee Richardson having died intestate on or about January 25, 2012. The subject property passed to her children, Gladys Brown, Rosa Richardson, Eleanor Dunn, John Richardson and Spencer Richardson, as evidenced by Affidavit of Heirship of record in Instrument No. 20151216-0126673, said Register's Office.

This improved property is known as 923 Granada 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 10 day of December, 2015.

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SIGNATURE AND NOTARY ACKNOWLEDGMENTS ON A SEPARATE PAGE

Gladys Brown

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gladys Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of December, 2015.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rosa Richardson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rosa Richardson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of December, 2015.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

E. Dunn

Eleanor Dunn

State of ~~Tennessee~~ GEORGIA)
County of ~~Davidson~~) GWINNETT

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eleanor Dunn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of December, 2015

Notary Public

My commission expires: May 26, 2019

ORLIA FINEAGAN
MY COMMISSION EXPIRES
MAY
26
2019
GWINNETT CO., GEORGIA
NOTARY PUBLIC

John Richardson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Richardson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, _____.

Notary Public

My commission expires: _____

Eleanor Dunn

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eleanor Dunn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, _____.

Notary Public

My commission expires:_____

John Richardson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Richardson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of December, 2015.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Spencer Richardson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Spencer Richardson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of December, 2015.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY