WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

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

J-AR-15-1237

INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Prime Nashville, LLC	**New Owner**	
(NAME)	(NAME)	
1308 Gallatin Ave.	**1308 Gallatin Avenue**	**072-07-0-168.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ESTATE OF HAROLD L. ADAMS, SR.,** 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), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Kenmore Place of record in Plat Book 332, Page 32 and 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charlie Mae Murphy, a single woman, and Harold L. Adams, and Patricia Adams, husband and wife, all as joint tenants with rights of survivorship by Quitclaim deed from Harold L. Adams, a married man, and Charlie Mae Murphy, a single woman of record in Instrument No. 20051227-0154490 Register's Office for Davidson County, Tennessee, dated December 9, 2005 and recorded on December 27, 2005.

The said Charlie Mae Murphy having died on January 6, 2008 leaving property to Harold L. Adams and Patricia Adams, Husband and Wife. The said Patricia Adams having died March 11, 2014 predeceasing her husband, Harold L. Adams. The said Harold L. Adams having died on September 5, 2015. Order to sell Decedent's Property of record in the Seventh Circut Court for Davidson County, Tennessee (Probate Division) as Docket No. 15P-2007.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, but not yet due.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 32 and 33, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 6122, Page 340, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1237 Mcgavock Pike , Nashville, Tennessee 37216-3117**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160002614 DEEDWARR
Recvd: 01/11/16 15:21 2 pgs
Fees:13.00 Taxes:740.00

20160111-0002874

Witness my/our hand(s) this the 6th DAY OF JANUARY, 2016.

Estate of Harold L. Adams, Sr.

BY: _____
Tiphanie Davis
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIPHANIE DAVIS, EXECUTRIX of the ESTATE OF HAROLD L. ADAMS, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of January, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212