# Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160017535 DEEDWARR
Recvd: 03/03/16 11:07 2 pgs
Fees:13.00 Taxes:1091.13
20160303-0020382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $294,900.00.

Affiant

Subscribed and sworn to before me this the 26th day of February, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Leslie Rae Allen | New Owner | |
| 1825 6th Avenue North | | 081-08-0-231-00 |
| Nashville, TN 37208 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND TM INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE RAE ALLEN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

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

Said Lot No. 440 is described as follows:

Beginning on the Westerly margin of Sixth Avenue North, formerly High Street, at the corner of Lot 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 Lot Nos. 438 and 440 on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, 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 degrees 09' 42" West 34.67 feet (35 feet previous deed) along the West margin of Sixth Avenue North; thence South 61 degrees 45' 18" West 49.10 feet to the right-of-way line of Interstate Highway No. 265; thence South 29 degrees 55' 53" 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 degrees 05' 28" East with said alley, 12.04 feet to a point; thence North 61 degrees 45' 18" East 92.98 (state 9298 in prior deed) feet to a point in the West margin of Sixth avenue North; thence with said Avenue North 44 degrees 09' 42" West 34.67 feet, (35 feet by previous deed) to the point of beginning.

Being the same property conveyed to Gracie M. Seats, unmarried by Warranty deed from James O. Bean and wife, Geraldine Bean of record in Book 7664, page 995, Register's Office for Davidson County, Tennessee, dated September 22, 1988 and recorded on September 29, 1988.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company and TM Investment, LLC, a Tennessee Limited Liability Company by Warranty deed from Gracie M. Seats, unmarried, of record in Instrument No. 20151005-0101378, Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 05, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1825 6th Avenue North, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of February, 2016.

**Prime Nashville, LLC**

Jarred McNeal, Sole Member

**TM Investment, LLC**

Mohamed Saba, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Prime Nashville, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mohamed Saba, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of TM Investment, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018