BILL GARRETT, Davidson County
Trans:T20160027025 DEEDWARR
Recvd: 04/04/16 13:39 2 pgs
Fees:13.00 Taxes:1213.60
20160404-0031804

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $328,000.00. Affiant Subscribed and sworn to before me, this the 31st day of March, 2016. Notary Public My commission expires: 3.23.2019

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

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:
David Posey		
808 Petway Avenue		082-04-0-317.00
Nashville, TN 37206		

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, **PRIMEFP GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID POSEY AND CLAIRE POSEY, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 11 in Block B on the Plan of Nashville Trust Company's Subdivision of the A.W. Shryer's Property of record in Plat Book 843, Page 25, 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 Jerry N. Smith and wife, Mary Louise Smith by Warranty deed from Rebecca LaVeau, unmarried of record in Instrument No. 20021030-0132808 Register's Office for Davidson County, Tennessee, dated October 29, 2002 and recorded on October 30, 2002.

Being the same property conveyed to PrimeFP, GP, a Tennessee General Partnership by Warranty deed from Jerry N. Smith and wife, Mary L. Smith of record in Instrument No. 20150727-0073861 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 27, 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 also known as 808 Petway 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 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.

JM WBP

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 31st day of March, 2016.

Primefp GP, a Tennessee General Partnership

William B. Plunkett, Partner

Jarred C. McNeal, Sole Member of
Prime Nashville, LLC, Partner

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 William B. Plunkett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Primefp GP, a Tennessee general partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 31st day of March, 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 Jarred C. McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Prime Nashville, LLC, Partner of Primefp GP, a Tennessee general partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership/company for the purposes therein contained.

Witness my hand and seal this 31st day of March, 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