Warranty Deed

BILL GARRETT, Davidson County
Trans: T20160036776 DEEDWARR
Recvd: 05/03/16 15:27 2 pgs
Fees: 13.00 Taxes: 1259.85
20160503-0043704

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,500.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2016.

Notary Public

My commission expires:

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:
Scott E. Foreman-Murray Lindsay R. Foreman-Murray	Pinnacle Bank	
301 North 9th Street	150 3rd Ave. South, Suite 900	082-12-0-122.00
Nashville, TN 37206	Nashville, TN 37201	

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**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDSAY R. FOREMAN-MURRAY AND SCOTT E. FOREMAN-MURRAY, WIFE AND HUSBAND, AND SIMON JAMES, A MARRIED MAN**, 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. 171 on the Plan of Neil S. Browns Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 171 fronts 50 feet to the Easterly side of North Ninth Street, and runs back between parallel lines with the North margin of Smiley Street, 170 feet to an alley.

Being the same property conveyed to Sharon Newsom by Quitclaim deed from Joe S. Womack and wife, Margie Womack of record in Instrument No. 20080310-0024178 Register's Office for Davidson County, Tennessee, dated February 26, 2008 and recorded on March 10, 2008.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company by Warranty deed from Sharon Newsom and husband Quintin R. Newsom of record in Instrument No. 20150918-0095228 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 18, 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 301 North 9th Street, 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.

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 29th day of April, 2016.

Prime Nashville, LLC, a Tennessee Limited Liability Company

Jarred McNeal, Sole 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 29th day of April, 2016

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018