BILL GARRETT, Davidson County
Trans: T20160069792 DEEDWARR
Recvd: 08/11/16 15:36 3 pgs
Fees: 18.00 Taxes: 740.00
20160811-0083824

(Notary Stamp)	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 8th day of August, 2016. Notary Public My commission expires: 8-23-16

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Prime Nashville, LLC	**New Owner**	**072-07-0-332.00**
1105 Sharpe Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Roscoe B. Barnes and Michele G. Barnes, husand and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Prime Nashville, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being located at the Southwest corner of Maxey Lane and McKinney Avenue (now Branch Street) and described as follows: Being the easterly 50 feet of the northerly 250 feet of Lot 3 on a map showing a tract of land on Maxey Lane, which is Lot No. 4 in J. R. Hekderson's Subdivision, not of record, described as follows: Beginning at the southwest corner of Maxey Lane and McKinney Avenue (now Branch Street); thence westerly 50

feet with the northerly margin of Lot No. 5 in said subdivision; thence southerly 190 feet to the southerly margin of Maxey Lane to the point of beginning.

Being the same property conveyed to Roscoe Burton Barnes and wife, Michele Barnes and Janice Campbell Barnes, unmarried by Quitclaim deed from Roscoe Burton Barnes, married and Janice Campbell Barnes, unmarried of record in Book 10592, page 796, Register's Office for Davidson County, Tennessee, dated August 29, 1997 and recorded on September 3, 1997. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Roscoe Burton Barnes and Michele Barnes, husband and wife by Quitclaim deed from Roscoe Burton Barnes and Michele Barnes, husband and wife, and Janice Campbell Barnes n/k/a Janice Barnes Hibdon of record in Instrument No. 20160629-0066604 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 29, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1312 Maxey Lane Nashville, Tennessee 372163221.

This is **improved** property known as **1312 Maxey Lane, Nashville, TN 37216-3221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of August, 2016.

Roscoe B. Barnes

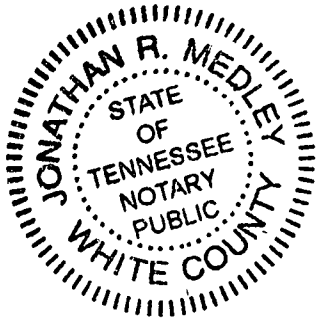
Michele G. Barnes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Roscoe B. Barnes and Michele G. Barnes,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of August, 2016.

Notary Public
My Commission Expires: 11/19/2018



SolomonParks File No. 160263