WARRANTY DEED

PATRICK B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 4, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139043.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Prime Nashville LLC	NEW OWNER	SEE EXHIBIT A
(NAME)	(NAME)	
1105 SHARPE AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Country Club Investors LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Prime Nashville LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT ATTACHED HERETO

BILL GARRETT, Davidson County
Trans:T20170001302 DEEDWARR
Recvd: 01/05/17 14:51 4 pgs
Fees:23.00 Taxes:514.46
20170105-0001549

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	0 McKinley St Nashville TN 37207				
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

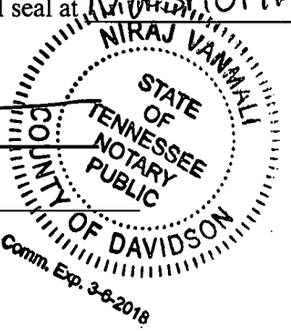
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 GRANTEES, 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 Witness our hands 12/30/16.

Country Club Investors LLC

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the of Country Club Investors the within named bargainor, a limited liability company, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Country Club Investors by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of December, 2016.



Notary Public

My Commission Expires:

EXHIBIT A

Land situated in Davidson County, Tennessee, described as follows:

TRACT 1 & 2 - Parcels 07008004800 and 07008004900

Being Lots 223 and 224 in Haynie's Republican Plan of record in Book 161, page 92, Register's Office of Davidson County, Tennessee.

TRACT 3 - Parcel 07008005000

Being Lot 222 in Haynie's Republican Plan of record in Book 161, page 92, Register's Office of Davidson County, Tennessee.

TRACTS 4 & 5 - Parcels 07008005600 and 07008005700

Being Lots 216 and 215 in Haynie's Republican Plan of record in Book 161, page 92, Register's Office of Davidson County, Tennessee.

TRACT 6 - Parcel 07008005900

Being Lot 150 in Haynie's Republican Plan of record in Book 161, page 92, Register's Office of Davidson County, Tennessee.

Tracts 1-6

Being a portion of the same property conveyed to Monica D. Edwards, Trustee, and further conveyed to Ehrai Acklen Zapp and Walter Acklen by Quitclaim deed from Ehrai Acklen Zapp of record in Instrument No. 20080317-0026923 Register's Office for Davidson County, Tennessee, dated March 13, 2008 and recorded on March 17, 2008.

Ehrai Acklen Zapp died February 6, 2013 leaving Walter Acklen as the sole surviving tenant with right of survivorship.

Being a portion of the same property conveyed to Country Club Investors, LLC by Warranty deed from Walter Acklen of record in Instrument No. 20160512-0047570 Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 12, 2016. (Value or consideration as shown in aforementioned deed $11,000.00.) Being also known as 0 McKinley Street Nashville, TN 37207.

TRACT 19: (07008006100)

Land in Davidson County, Tennessee being part of Lots 152, 153, and 154, on the Plan of Haynie's Republican Plan, plat of record in Book 161, Page 92.

Said parts of Lot Nos. 152, 153, and 154 on the north side of West Trinity Lane front West Trinity lane 126 feet and fronts the east side of McKinley Street 65 feet to the common corner of Lot Nos. 151 and 152 on McKinley Street; thence in an easterly direction 110feet to West Trinity Lane; being triangular in shape.

Said part of Lots on the south side of West Trinity Lane fronts West Trinity Lane 45 feet to an alley, thence south with said alley 20 feet to the common corner of Lot Nos. 155 and 154; thence in a westerly direction 40 feet to West Trinity Lane, being triangular in shape.

Less and except that portion of the property conveyed to Metropolitan Government of record in Book 8311, Page 397

Being the same property conveyed to Billy G. Gregory and Victor E. Gregory by Warranty deed from Silas Kidd and wife, Odessa H. Kidd, of record in Book 6151, Page 719, in the Register's Office for Davidson County, Tennessee, dated September 29, 1983 and recorded October 5, 1983.

The said Victor E. Gregory died September 27, 2008. Affidavit of Heirship of record in Instrument No. 20160323-0027504, in said Register's Office, references his heirs as follows: his wife Nancy Hale Gregory, and his two daughters Sloan Allison LeMauns and Cheryl Davidson. The said Nancy Hale Gregory died July 3, 2009. Affidavit of Heirship of record in Instrument No. 20160323-0027503, in said Register's Office, references her heirs as follows: her three children, Carla Baker, Robert Wells, and Patricia Williams.

Being the same property conveyed to Billy G. Gregory by Quitclaim deed from Sloan Allison Lemauns and Cheryl Davidson of record in Instrument No. 20160323-0027505 Register's Office for Davidson County, Tennessee, dated March 3, 2016 and recorded on March 23, 2016.

Being the same property conveyed to Country Club Investors, LLC by Quitclaim deed from Billy G. Gregory, of record in Instrument No. 20160323-0027507 Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on March 23, 2016.

Tract 20: (07008005800)

Being Lots 214 in Haynie's Republican Plan of record in Book 161, page 92, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Monica D. Edwards, Trustee, and further conveyed to Ehrai Acklen Zapp and Walter Acklen by Quitclaim deed from Ehrai Acklen Zapp of record in Instrument No. 20080317-0026923 Register's Office for Davidson County, Tennessee, dated March 13, 2008 and recorded on March 17, 2008.

Ehrai Acklen Zapp died February 6, 2013 leaving Walter Acklen as the sole surviving tenant with right of survivorship.

Being a portion of the same property conveyed to Country Club Investors, LLC by Warranty deed from Walter Acklen of record in Instrument No. 20160512-0047570 Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 12, 2016.