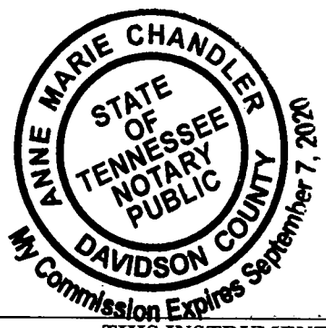
BILL GARRETT, Davidson County
Trans:T20170018827 DEEDWARR
Recvd: 03/03/17 15:38 3 pgs
Fees:18.00 Taxes:1443.00
20170303-0021542

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2017.

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:
BILT, LLC	NEW OWNER	
9128 Brentmeade Blvd.		07114004500 and 071140046
Brentwood, TN 37027		

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 **BILT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 1 (1109 Baptist World Center Dr. 071140045.00)

BEGINNING AT AN IRON PIN (OLD) ON THE NORTHERLY MARGIN OF BAPTIST WORLD CENTER DRIVE, SAID PIN BEING THE SOUTHEAST CORNER OF THE TONY R. CLAUSE LAND (INSTRUMENT # 20010601-0056943 R.O.D.C., TN) AND BEING LOCATED S 52°30' 00" E 49.50 FEET FROM AN IRON PIN (OLD) AT THE NORTHEAST RIGHT-OF-WAY INTERSECTION OF WILLIS STREET AND SAID BAPTIST WORLD CENTER DRIVE; THENCE LEAVING SAID NORTHERLY MARGIN WITH SAID CLAUSE N 05°00' 00" E 147.75 FEET TO AN IRON PIN (OLD) IN THE SOUTHERLY LINE OF THE DONALD E. BOLSTER LAND (INSTRUMENT# 20101014-0082288 R.O.D.C., TN); THENCE WITH SAID BOLSTER S 85°00' 00" E 73.25 FEET TO AN IRON PIN (OLD) IN THE WESTERLY LINE OF THE MARK SALADO LAND (INSTRUMENT # 20150416-0033738 R.O.D.C., TN); THENCE WITH SAID SALADO S 05°00' 00" W 194.41 FEET TO AN IRON PIN (OLD) ON THE NORTHERLY MARGIN OF SAID BAPTIST WORLD CENTER DRIVE; THENCE WITH SAID NORTHERLY MARGIN N 52°30' 00" W 86.85 FEET TO THE POINT OF BEGINNING THE DESCRIBED LAND CONTAINING 12,532 S.F. OR 0.29 ACRES MORE OR LESS ACCORDING TO A SITE SURVEY DATED 6-1-2016 PREPARED BY MARTY CANTRELL TN. R.L.S. # 1638

Being the same property conveyed to J.D. Little and Valerie Clement, both unmarried, as tenants in common by Warranty deed from Charles W. Duke, Jr., Unmarried, and Fredia D. Duke, unmarried of record in Instrument No. 20090918-0087464 Register's Office for Davidson County, Tennessee, dated September 14, 2009 and recorded on September 18, 2009.

J.D. Little, unmarried conveyed his 50% interest to Valerie Clement, unmarried and Richard Pins, unmarried by Quitclaim deed of record in Instrument No. 20100311-0018735, in said Register's Office. Richard Pins, unmarried conveyed all of his interest to J.D. Little, unmarried by Quitclaim deed of recorded in Instrument No. 20100913-0072762, in said Register's Office. Valerie Clement, an unmarried woman, conveyed all of her interest by Quitclaim deed to J.D. Little, an unmarried man, by Quitclaim deed of record in Instrument No. 20140226-0016474.

Being the same property conveyed to Puneet Mahan by Final Decree Confirming Tax Sale deed from The Clark and Master in the Chancery Court for Davidson County, Tennessee of record in Instrument No. 20150306-0019555 Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on March 6, 2015.

Being the same property conveyed to Mahan Investments, Inc., a Tennessee corporation by Quitclaim deed from Puneet Mahan, a married man of record in Instrument No. 20160317-0025400 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 17, 2016.

Being the same property conveyed to Prime Nashville, LLC by Warranty deed from Mahan Investments, Inc. of record in Instrument No. 20160801-0079290 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 1, 2016.

Tract 2 (1111 Baptist World Center Dr 071140046.00)

BEGINNING AT AN IRON PIN (OLD) AT THE NORTHEAST RIGHT-OF-WAY INTERSECTION OF WILLIS STREET AND BAPTIST WORLD CENTER DRIVE; THENCE ALONG THE EASTERLY MARGIN OF SAID WILLIS STREET N 05°00' 00" E 121.15 FEET TO AN IRON PIN (OLD) AT THE SOUTHWEST CORNER OF THE DONALD E. BOLSTER LAND (INSTRUMENT# 20101014-0082288 R.O.D.C., TN); THENCE WITH SAID BOLSTER S 85°00' 00" E 41.75 FEET TO AN IRON PIN (OLD) AT THE NORTHEAST CORNER OF THE TONY R. CLAUSE LAND (INSTRUMENT# 20010601-0056943 R.O.D.C., TN); THENCE WITH SAID CLAUSE S 05°00' 00" W 147.75 FEET TO AN IRON PIN (OLD) ON THE NORTHERLY MARGIN OF SAID BAPTIST WORLD CENTER DRIVE; THENCE WITH SAID NORTHERLY MARGIN N 52°30' 00" W 49.50 FEET TO THE POINT OF BEGINNING THE DESCRIBED LAND CONTAINING 5613 S.F. OR 0.13 ACRES MORE OR LESS ACCORDING TO A SITE SURVEY DATED 6-1-2016 PREPARED BY MARTY CANTRELL TN. R.L.S. # 1638

Being the same property conveyed to Tony R. Clouse by Warranty deed from Nathan Wall & Patricia Wall of record in Instrument No. 20010601-0056943 Register's Office for Davidson County, Tennessee, dated May 25, 2001 and recorded on June 1, 2001.

Being the same property conveyed to Prime Nashville, LLC by Warranty deed from Tony R. Clouse of record in Instrument No. 20160509-0045622 Register's Office for Davidson County, Tennessee, dated May 5, 2016 and recorded on May 9, 2016.

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 unimproved property known as 1109 & 1111 Baptist World Center Dr., Nashville, TN 37207.

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 28th day of February, 2017.

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 28th day of February, 2017.

Notary Public

My Commission Expires: 7-2-18

