BILL GARRETT, Davidson County
Trans:T20170031438 DEEDWARR
Recvd: 04/13/17 15:42 3 pgs
Fees:18.00 Taxes:906.50
20170413-0036443

Warranty Deed

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2017.

Notary Public

My commission expires: 11/5/18

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:
Happy Valley Homes, LLC	New Owner	070-08-0-048.00, 070-08-0-049.00 070-08-0-058.00, 070-08-0-059.00 070-08-0-056.00, 070-08-0-057.00 070-08-0-060.00, 070-08-0-061.00
251 Nesbitt Lane		
Madison, TN 37115		

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 **HAPPY VALLEY HOMES, 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:

Land in Davidson County, Tennessee, being Lot No. 223 and 224 on the Plan of Haynies Republican of record in Plat Book 161, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. (As to Parcels 070-08-0-048.00 and 070-08-0-049.00)

Land in Davidson County, Tennessee, being Lot No. 150 and 214 on the Plan of Haynies Republican of record in Plat Book 161, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. (As to Parcels 070-08-0-058.00 and 070-08-0-059.00)

Land in Davidson County, Tennessee, being Lot No. 215 and 216 on the Plan of Haynies Republican of record in Plat Book 161, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. (As to Parcels 070-08-0-056.00 and 070-08-0-057.00)

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Haynies Republican of record in Plat Book 161, Page 92, 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. 151 items 25 feet on the Easterly side of McKinley Avenue and runs back between lines 125 feet on the Northerly side and 110 feet on the southerly side to a broken line at the rear on which it measures 32 feet more or less. (As to parcel 070-08-0-060.00)

Land in Davidson County, Tennessee, being Lot No. 152, 153 and 154 on the Plan of Haynies Republican of record in Plat Book 161, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. (As to parcel 070-08-0-061.00)

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. (Affects All Lots)

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. (Affects Lots 150, 152, 153, 154, 214, 215, 216, 223 and 224)

Being the same property conveyed to Morris Levine by Final Decree Confirming Sale dated January 14, 1975 from Raymond L. Barrett, Clerk and Master of record in Book 5042, Page 340, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Brad Dodge by Warranty deed from Gay Levine Eisen, Executrix of the Estate of Morris Levine of record in Instrument No. 20160104-0000151 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on December 31, 2015.

Being a portion of the same property conveyed to Prime Nashville LLC by Warranty deed from Brad Dodge of record in Instrument No. 20170105-0001550 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 05, 2017. (Affects Lot 151)

Being the portion of same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Warranty deed from Country Club Investors LLC of record in Instrument No. 20170105-0001549 Register's Office for Davidson County, Tennessee, dated December 30, 2017 and recorded on January 05, 2017. (Affects Lots 150, 152, 153, 154, 214, 215, 216, 223 and 224)

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Prime Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20170324-0029169 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 24, 2017. (As to Lots 151, 152, 153, 154)

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Prime Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20170324-0029170 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 24, 2017. (As to Lots 216 and 215)

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Prime Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20170324-0029189 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 24, 2017. (As to Lots 214 and 150)

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Prime Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20170324-0029171 Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 24, 2017. (As to Lots 224 and 223)

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 0 McKinley Street, 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 5th day of April, 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 5th day of April, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018