BILL GARRETT, Davidson County
Trans:T20170036216 DEEDWARR
Recvd: 05/01/17 08:35 3 pgs
Fees:18.00 Taxes:2590.00
20170501-0042165

DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Ingrid R. Britt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-23-2019
(AFFIX SEAL)

MISTY M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 5102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
677 Vernon Avenue, LLC	677 Vernon Avenue, LLC	091-05-0-255.00
(NAME)	(NAME)	
677 VERNON AVE	1211 51st Ave North, # 201	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37209	Nashville, TN 37209	
(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 **PREWETT HOLDINGS, LLC, a Mississippi limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **677 Vernon Avenue, LLC, a Tennessee limited liability company,** ITS SUCSSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 22nd Councilmanic District, Nashville, Davidson County, Tennessee, and being Lot No. 3 of the James A. Tant, et al property of record in Plat Book 8250, page 191, Register's Office for Davidson County, Tennessee, and being described more particularly as follows:

Beginning at an iron pin in the westerly margin of Vernon Avenue, said point being 25 feet from the center line of said Avenue and being the Southeasterly corner of Lot No. 2 of the James A. Tant, et al property; thence, with the margin of Vernon Avenue South 25° 35' 13" East, 207.88 feet to an iron pin; thence, leaving the margin of Vernon Avenue, South 80° 37' 39" West, 582.26 feet to an iron pin in the east line of property owned by James R. Bellar, et ux, of record in Book 8445, page 01, Register's Office for Davidson County, Tennessee; thence following Bellar's east line North 6° 12' 48" East, 121.23 feet to an iron pin, being the southwesterly corner of Lot No. 2 of the James A. Tant, et al property; thence North 71° 3' 46" East, 498.58 feet to the point of beginning and containing 1.962 acres, more or less, according to a survey prepared by James E. McAleer, R.L.S. #1133 dated March 23, 1993.

Being the same property conveyed to Prewett Enterprises, Inc., a Tennessee corporation, by Warranty Deed from David C. Schmutz, dated December 18, 2012, of record in Instrument No. 20121220-0117396, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Prewett Holdings, LLC, a Mississippi limited liability company, by Quitclaim Deed from Prewett Enterprises, Inc., a Tennessee corporation, dated May 30, 2014, of record in Instrument No. 20140612-0051150, Register's Office for Davidson County, Tennessee.

This improved commercial property is known as 677 Vernon Ave, Davidson County, Nashville, Tennessee, 37209.

This conveyance is subject to the following: 2017 taxes which have been prorated and assumed by the Grantee; all matters appearing on the plat of record in Book 161, page 134 and Book 8250, page 191; easement for sewer of record in Book 3464, page 296 and Book 4296, page 435; Memorandum of Lease of record in Instrument No. 20030822-0122534; acknowledge and waiver of any interest in real property and/ or lease agreement of record in Instrument No. 20051108-0135551; right of way for Vernon Avenue as referenced in Instrument No. 20061204-0149282; and all matters appearing in the Register's Office for Davidson County, Tennessee.

This is: Improved property, known as 677 VERNON AVE NASHVILLE TN 37209
(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 26th day of April 2017.

PREWETT HOLDINGS, LLC

William Bruce Prewett

William Bruce Prewett as Trustee for The William Bruce Prewett Revocable Living Trust

Anita Suzanne Prewett

Anita Suzanne Prewett as Trustee for The Anita Suzanne Prewett Revocable Living Trust

William Bruce Prewett

William Bruce Prewett as Trustee for The William Bruce Prewett Irrevocable Living Trust

Anita Suzanne Prewett

Anita Suzanne Prewett as Trustee for The Anita Suzanne Prewett Irrevocable Living Trust

STATE OF MS
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, William Bruce Prewett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The William Bruce Prewett Revocable Living Trust, the within named bargainor, and he as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of The William Bruce Prewett Revocable Living Trust, by himself as Trustee.

Witness my hand and official seal at Southaven, ~~Tennessee,~~ Mississippi this 26 day of April, 2017.

Notary Public
My Commission Expires: March 23, 2019

STATE OF MISSISSIPPI NOTARY PUBLIC ID # [illegible] SHERRY JACKSON Commission Expires March 23, 2019 DESOTO COUNTY

STATE OF MS
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, William Bruce Prewett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The William Bruce Prewett Irrevocable Living Trust, the within named bargainor, and he as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of The William Bruce Prewett Irrevocable Living Trust, by himself as Trustee.

Witness my hand and official seal at Southaven, ~~Tennessee,~~ Mississippi this 26 day of April, 2017.

Notary Public
My Commission Expires: March 23, 2019

STATE OF MISSISSIPPI NOTARY PUBLIC ID # [illegible] SHERRY JACKSON Commission Expires March 23, 2019 DESOTO COUNTY

STATE OF MS
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Anita Suzanne Prewett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of The Anita Suzanne Prewett Revocable Living Trust, the within named bargainor, and she as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of The Anita Suzanne Prewett Revocable Living Trust, by himself as Trustee.

Witness my hand and official seal at Southaven, ~~Tennessee,~~ Mississippi this 26 day of April, 2017.

Notary Public
My Commission Expires: March 23, 2019

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 98622 SHERRY JACKSON Commission Expires March 23, 2019 DESOTO COUNTY

STATE OF MS
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Anita Suzanne Prewett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of The Anita Suzanne Prewett Irrevocable Living Trust, the within named bargainor, and she as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of The Anita Suzanne Prewett Irrevocable Living Trust, by himself as Trustee.

Witness my hand and official seal at Southaven, Mississippi, ~~Tennessee~~, this 26 day of April, 2017.

Notary Public
My Commission Expires: March 23, 2019

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 98622 SHERRY JACKSON Commission Expires March 23, 2019 DESOTO COUNTY