THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

29943-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Prime Nashville, LLC 1308 Gallatin Ave. Nashville, TN 37206	New Owner	08202000400 08202008800

Davidson County DEEDWARR
Recvd: 08/02/17 15:03 5 pgs
Fees:28.00 Taxes:1073.00
20170802-0078837

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Charles E. Fuller by Betty Ann Fuller, Conservator, said Conservator having been named and appointed Conservator by Order of The Probate Court of Davidson County, Tennessee, Sitting in Nashville, entered April 9, 2015, as File No. 15P254, joined by wife, Betty A. Fuller, as an individual** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Prime Nashville, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Two parcels of Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Parcel A: 1021 Whites Creek Pike, Nashville, TN

Tract No. 1: Being the northerly part of Lot No. 18 on the Map of the Subdivision of the lands of Mary R. Brown Heirs, as of record in Book 314, Pages 540 and 541, Register's Office for Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, August 16, 1944, as follows:

BEGINNING on the northeasterly margin of Whites Creek Pike at the NW corner of the property conveyed to Maurice Berkovitz and wife, by deed from Joe Kornman and wife, of record in Book 1302, Page 92, said Register's Office; thence, with said Pike northwardly 70.3 feet to the southerly margin of a 40' unnamed street (last called Huff Ave.); thence, with said street, easterly 118 feet to another corner of said Berkovitz property; thence, with northerly line of same, westerly 86.3 feet to the BEGINNING.

Tract No. 2: Being a tract of land lying adjacent to and North of Tract 1 above and described as follows:

BEGINNING on the NE margin of Whites Creek Pike and the NW corner of the property conveyed to Shirley May Nation, as of record in Book 4821, Page 232, Register's Office for Davidson County, Tennessee; thence, northerly with the margin of Whites Creek Pike 27 feet, more or less to a point; thence, easterly and parallel with Nation's original North line 137 feet more or less to a point; thence, southerly 20 feet to Nation's easterly corner; thence, with Nation's North line westerly 118 feet to the POINT OF BEGINNING.

Being all of the same property conveyed to Ronald E. Parish by Warranty Deed dated October 19, 1990 and recorded on October 29, 1990, from Roy W. Powell and wife, Suzanne Powell, of record in Book 8226, Page 472, Register's Office for Davidson County, Tennessee, and by Final Order of Forfeiture, dated May 7, 1999, of record in Book 11486, Page 736, said Register's Office. The said property was further conveyed to Charles E. Fuller by Quitclaim Deed dated June 01, 2001 and recorded on June 06, 2001, from Ronald E. Parish, of record in Instrument No. 20010606-0059227, said Register's Office.

Parcel B: 1019 Whites Creek Pike, Nashville, TN

Land in Davidson County, Tennessee and being part of Lots 17 and 18 on the map of the Subdivision of the lands of Mary R. Brown's heirs, of record in Deed Book 314, Pages 540 and 541, Register's Office for Davidson County, Tennessee, and being one half of a 40' street closed by Metro Nashville Bill No. 77-755, together being described according to a survey by J. Bruce Rainey, Survey #823 dated November 30, 1999 and known as Job No. 990226 as follows:

BEGINNING at an iron pin set on the easterly margin of Whites Creek Pike, said point of beginning being the westernmost corner of this tract and also being the southernmost corner of the Ronald E. Parrish land of record in Book 8226, Page 472, Register's Office for Davidson County, Tennessee, said point of beginning also being 25' easterly from the center of Whites Creek Pike; thence, with Parrish's line North 55 degrees 12' 13" East 84.20' to an iron pin set this survey; thence, North 08 degrees 40' 08" East 20.05' to an existing iron pin in the center of the said abandoned roadway; thence, with the center of the abandoned road and with the line of Lot No. 2 on the plan of W. N. A. H. Subdivision, of record in Book 6250, Page 715, said Register's Office, South 77 degrees 24' 15" East passing an iron pin found at 42.12' in all 47.50' to an iron pin set on the westerly margin of Lotta Ave.; thence, with Lotta Ave. South 12 degrees 35' 45" West 20.00' to an iron pin set this survey; thence, continuing with the same South 06 degrees 38' 27" East 29.00' to an iron pin set; thence, leaving Lotta Ave. and with the line of Bobby L. Huey, of record in Book 9969, Page 987, said Register's Office, South 65 degrees 37' 05" West 102.50' to an iron pin set on the easterly margin of Whites Creek Pike; thence, with the easterly margin of the said Pike North 36 degrees 06' 17" West 41.00' to the POINT OF BEGINNING, containing 6,131 square feet more or less.

Being the same property conveyed to Charles E. Fuller and wife, Betty A. Fuller by Warranty Deed from Xavier Properties, a sole proprietorship, Larry J. Burge, sole proprietor, of record in Instrument No. 19991228-0307627, Register's Office for Davidson County, Tennessee, dated December 22, 1999 and recorded on December 28, 1999.

Betty A. Fuller and Betty Ann Fuller being one and the same person.

This is improved commercial property being more commonly known as 1019 and 1021 Whites Creek Pike, Nashville, TN 37027.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1 day of August, 2017.

Betty A Fuller, Conservator for Charles E Fuller
Betty A. Fuller, Conservator for Charles E. Fuller

Betty A Fuller
Betty A. Fuller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Betty A. Fuller, Conservator for Charles E. Fuller** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she executed said instrument as the act and deed of Charles E. Fuller, such action having been duly authorized and directed by the Probate Court for Davidson County, Tennessee, as provided in said Court's order entered April 9, 2015 as File No. 15P254, as set forth above.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1 day of August, 2017.

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7-7-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Betty A. Fuller, an individual**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1 day of August, 2017.

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7-7-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me this
1st day of August, 2017.

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/3/19

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 08202000400 and 08202008800.

3. All matters shown on the Plan of record in Deed Book 314, Pages 540 and 541, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the plan of record in Plat Book 6250, Page 715, in the Register's Office for Davidson County, Tennessee, including by not limited to that certain 20' Sanitary Sewer easement shown thereon.

5. Easements retained in the Metropolitan Government of Nashville and Davidson County, Tennessee Bill No. 77-755, of record in the Metropolitan County Clerk's Office.

6. Right of Way of White's Creek Pike and Lotta Avenue, aka Lotta Drive.

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

