BILL GARRETT, Davidson County
Trans:T20170077255 DEEDWARR
Recvd: 09/05/17 09:27 2 pgs
Fees:13.00 Taxes:1165.50
20170905-0090711

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2017.

Notary Public
My commission expires: 12/9/21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Matthew 21 Fern Avenue Nashville, TN 37207	Same	071-14-0-306.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prime Nashville, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeffrey Mathews ,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Eastview Subdivision of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to ~~The 21st Fern Avenue Trust~~ Prime Nashville, LLC by Warranty Deed from David G. Shepherd dated _____ of record as Instrument No 20170905.0090710 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David G. Shepherd by Special Warranty Deed from Wells Fargo Bank Minnesota National Association, as Trustee under the applicable agreement dated May 28, 2003 of record as Instrument No. 20030603-0075324, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wells Fargo Bank Minnesota National Association, as Trustee under the applicable agreement, by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated December 12, 2002 of record as Instrument No. 20030103-0001299, Register's Office for Davidson County, Tennessee.

Being also known as 21 Fern Avenue, Nashville, Tennessee 37207 (and formerly known as 21 East Moreland Avenue, Nashville, Tennessee 37207.)

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 21 Fern Avenue, 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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 25th day of August, 2017.

Prime Nashville, LLC

By: _____

Its: Sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jared McNew, Sole member of **Prime Nashville, LLC**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Sole member.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of August, 2017.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2017075406

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD