WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

R-ER-17-0716

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 THE 26th DAY OF SEPTEMBER, 2017.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Prime Nashville, LLC	NEW OWNER	
(NAME) **4117 Hillsboro Pike, Suite 130-315**	(NAME) Bill Garrett Davidson County Batch# 6129 **DEEDWARR** 09/29/2017 03:36:48 PM 2 pgs Fees: $13.00 Taxes: $1,073.00 20170929-0100074	**093-04-0-032.00**
(ADDRESS) **Nashville, TN 37215**		
(CITY) (STATE) (ZIP)		

For and in consideration of the sum of TEN L[illegible]RS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEANDER J. COPELAND, II, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 213 on the Plan of Williams Addition to Edgefield, now East Nashville, as of record in Plat Book 21, Page 60, 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. 213 fronts 50 feet on the Southerly side of Shelby Avenue, and runs back between parallel lines 175 feet more or less, to an alley and is between 7th and 8th streets.

Being the same property conveyed to Leander J. Copeland II, an unmarried man by Warranty deed from Affordable Housing Resources, Inc of record in Instrument No. 20020129-0012072 Register's Office for Davidson County, Tennessee, dated January 25, 2002 and recorded on January 29, 2002. (Value of consideration shown in aforementioned deed $135,000.00.)

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 21, Page 60, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **716 Shelby Avenue, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 26th DAY OF SEPTEMBER, 2017.

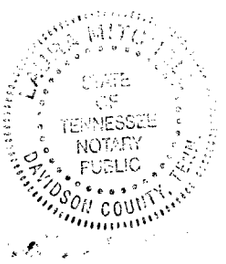
Leander J. Copeland, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEANDER J. COPELAND, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212