WARRANTY DEED

Bill Garrett Davidson County
Batch# 44726 **DEEDWARR**
01/05/2018 10:13:59 AM 2 pgs
Fees: $13.00 Taxes: $519.85

20180105-0001632

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NO(S).
PRC Services, LLC	~~PRC Services, LLC~~	081 10 0 194.00
(NAME) 919 Conference Dr.	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty Thousand Five Hundred And No/100 Dollars ($140,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Neblett, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **PRC Services, LLC**, **a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 131 on the map of Cobb's Subdivision of Lot No. 6 on the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County.

Said Lot No. 131 fronts 50 feet on the westerly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph G. Williams and wife, Tabitha C. Williams by Warranty Deed from Wiley Neblett & wife, Mary T. Neblett dated May 15, 1972 and recorded May 18, 1972 in Book 4602, Page 480, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mary Neblett by Quitclaim Deed from Wiley Neblett dated April 11, 1989 and recorded April 12, 1989 in Book 7815, Page 119, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-178947SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1715 24th Ave. N., Nashville, TN 37208

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, has 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 this 22nd day of December, 2017 MARY LEE TEASLEY NEBLETT BY STEPHEN GREGORY KING AS ATTORNEY-IN-FACT

Mary Neblett
By Stephen Gregory King as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Steohen Gregory King, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Neblett, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Mary Neblett, for the purposes therein contained.

Witness my hand and official seal, this the 22nd of December, 2017.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: FRN-178947SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: EXP-11-1715