WARRANTY DEED

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

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Kelly Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2018

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prime Nashville, LLC	NEW OWNER	07114006300
(NAME)	(NAME)	
19 Willis St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elizabeth Hazelwood, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Prime Nashville, LLC,** 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:

Property located at: 19 Willis St. Davidson County, Nashville, TN 37207 and:

A small tract of land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey, thereof made June 27, 1927, by Erle Drake, surveyor, as follows:

Beginning at a point in the westerly margin of a 19 foot Avenue which runs north of Whites Creek Pike, sometimes called Willis Avenue or Napoleon Avenue, at the northeast corner of a tract conveyed to Elmore Willis and wife, by deed of record in Book 831, Page 116, Register's Office for said County; thence with the westerly margin of said Avenue northwardly 75 feet to a point 67 feet south of an old stone fence; thence westwardly parallel to said old stone fence 86 feet to the easterly line of the land now owned by George Graves; thence with Graves' easterly line southwardly 75 feet to the northwest corner of the tract conveyed to Elmore Willis and wife, above referred to; thence along said line eastwardly 86 feet to the point of beginning.

Being the same property conveyed to Elizabeth Hazelwood by Warranty Deed from Wanda S. Matthews, of record in Instrument No. 20170629-0065751, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 19 Willis St., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 45678 **DEEDWARR**
01/08/2018 03:26:47 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20180108-0002454

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 my/our hands this 4th day of January, 2018.

Elizabeth Hazelwood

ELIZABETH PACHCIARZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

Personally appeared before me Elizabeth Hazelwood, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of January, 2018.

Elizabeth Pachciarz
Notary ~~Public~~
My Commission Expires: 12-28-19

File No.: 12733