WARRANTY DEED

Bill Garrett Davidson County
Batch# 59562 **DEEDWARR**
02/15/2018 02:33:13 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20180215-0015007

J-EXP-18-903-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-7-19 (AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
PRC Services LLC, A Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	
919 Conference Drive		**083-05-0-251.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL D. HUSSEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRC SERVICES 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:

Lot 2 & 3, MAP OF THE SUBDIVISION OF THE LANDS OF MRS. W. B. TODD, as shown on plat of record in Plat Book 161, Page 100, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

(Lot 2)

Being the same property conveyed to Paul D. Hussey, by Warranty Deed from Judith C. Hays, of record in Book 7999, Page 388, in the Register's Office of Davidson County, Tennessee, dated November 30, 1989 and recorded on December 6, 1989.

(Lot 3)

Being the same property conveyed to Paul D. Hussey, by Warranty Deed from SunBank/Gulf Coast, successor in interest to SunBank and Trust Cty, NA, of record in Book 8944, Page 125, in the Register's Office of Davidson County, Tennessee, dated May 07, 1993 and recorded on May 11, 1993.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF THE SUBDIVISION OF THE LANDS OF MRS. W. B. TODD, as recorded in Plat Book 161, Page(s) 100, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

For the purpose of this conveyance the subject property was not the Grantor's primary residence.

This is **improved** property known as: **903 & 905 N 14th St., 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 9th DAY OF FEBRUARY, 2018.

Paul D. Hussey by John Gleaves as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL D. HUSSEY, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL D. HUSSEY.

Witness my hand and official seal, this the 9th of February, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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