Corrective Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $371,000.00.

(Consideration paid @ Instrument No. 20170929-0100058)

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2018.

Notary Public

My commission expires: 7-2-18

Bill Garrett Davidson County
Batch# 69773 DEEDWARR
03/15/2018 03:24:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180315-0024752

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
1333 BWC, LLC	New Owner	
2164 Byrum Avenue		Tract 1: 07114009200 & Tract 2: 07114009100
Nashville, TN 37203		

This Instrument is being executed and recorded to correct that Warranty Deed of record at Instrument No. 20170929-0100058, dated September 27, 2017, recorded September 29, 2017, Register's Office of Davidson County, Tennessee, which omitted the legal description for 1335 Baptist World Center Drive (Tract II). The below description encompasses the entirety of the property that was intended to be conveyed in that Instrument.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1333 BWC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I (1333 Baptist World Center Dr. 07114009200)

Land situated in Davidson County, Tennessee, being the southeasterly 40 feet of Lot No. 20 on the map of Weakley & Dodd's Subdivision of Lot No. 17 in Brooklyn, as of record in Book 57, page 126, Register's office for said County.

Said part of said Lot No. 20 fronts 40 feet on the northeasterly side of Whites Creek Pike, and extends back between parallel lines 150 feet to an alley.

Tract II (1335 Baptist World Center Dr. 07114009100)

Land in Davidson County, Tennessee, being Lot No. 19 and the northwest 10 feet of Lot No. 20 on the Map of Weakley and Dodd's Subdivision of Lot 17 on the Plan of Brooklyn as of record in Plan Book 57, page 126, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 60 feet on the northeasterly side of whites Creek Pike and runs back between parallel lines along the southerly margin of Weakley Avenue 150 feet to an alley in the rear.

Being the same property conveyed to Evelyn Sweeney and further conveyed to Louise R. Nave by Quitclaim deed from James M. Roberts, Jr., Virginia B. Baker, Louise R. Nave, Wilburn A. Roberts, John T. Roberts, Eva P. Duke, and Marie Smith of record in Book 6167, page 380, Register's Office for Davidson County, Tennessee, dated October 31, 1983 and recorded on November 1, 1983.

Louise R. Nave being one and the same as Mary Louise Roberts Toney Nave. Heirship affidavit of record in Instrument No. 20160309-0022735, Register's Office for said County.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company, by deed from Fred Mack Toney, Constance Patterson, Roger Dale Toney, and Donna Lee Basham, Heirs to the Estate of Mary Louise Roberts Toney Nave, of record in Instrument No. 20160503-0043712, said Register's Office, dated April 29, 2016, and recorded on May 5, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1333 & 1335 Baptist World Center Drive, 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2018.

Prime Nashville, LLC, a Tennessee Limited Liability Company

Jarred McNeal, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018