WARRANTY DEED

Bill Garrett Davidson County
Batch# 80283 **DEEDWARR**
04/12/2018 02:38:25 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20180412-0034614

A-TP-18-0903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)
Teesdale Properties LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME) **221 Lewisberg Avenue**	(NAME) 221 Lewisburg Ave	**083-05-0-251.00 AND 083-05-0-250.00**
(ADDRESS) **Franklin, TN 37064**	(ADDRESS) Franklin TN 37064	
(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, **PRC SERVICES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TEESDALE PROPERTIES 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. 2 and 3 on the Map of The Subdivision of the Lands of Mrs. W.B. Todd of record in Plat Book 161, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul D. Hussey by Warranty deed from Judith C. Hays of record in Book 7999, page 388, Register's Office for Davidson County, Tennessee, dated November 30, 1989 and recorded on December 6, 1989. (Lot 2)

Being the same property conveyed to Paul D. Hussey by Warranty deed from SunBank/Gulf Coast, successor in interest to SunBank and Trust City, NA of record in Book 8944, page 125, Register's Office for Davidson County, Tennessee, dated May 7, 1993 and recorded on May 11, 1993. (Lot 3)

Being the same property conveyed to PRC Services LLC, a Tennessee limited liability company by Warranty deed from Paul D. Hussey, married of record in Instrument No. 20180215-0015007 Register's Office for Davidson County, Tennessee, dated February 9, 2018 and recorded on February 15, 2018.

This conveyance is subject to:
- Property Standards Order to Repair Structure located at 905 N 14th St. of record in Instrument Number 20111208-0095729, in the Register's Office for Davidson County, Tennessee
- Taxes for 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 100, 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: **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 6 DAY OF APRIL, 2018.

PRC Services LLC, a Tennessee limited liability company

BY: _____
Henry R Castaneda
Member

BY: Pauline Castaneda
Pauline Castaneda
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY R CASTANEDA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRC SERVICES LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of April, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULINE CASTANEDA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PRC SERVICES LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of April, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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