Bill Garrett Davidson County
Batch# 83729 DEEDWARR
04/23/2018 01:01:11 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20180423-0038036

Warranty Deed

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-18-2019	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ The actual consideration or value, whichever is greater, for this transfer is $165,000.00 Affiant Subscribed and sworn to before me, this the 20th day of April, 2018. Notary Public My commission expires: 6/18/19

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrea Corbitt Kenneth Corbitt	New Owners	
1701 Andy Jackson Trail		07114006300
Gallatin, TN 37066		

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 **ANDREA CORBITT AND KENNETH CORBITT, WIFE AND HUSBAND**, 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:

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 James W. Matthews and Wanda S. Matthews by Warranty deed from A.B. Gibbs and Annie Lucille Gibbs of record in Book 5567, page 922, Register's Office for Davidson County, Tennessee, dated February 12, 1980 and recorded on February 20, 1980.

James W. Matthews having since died, leaving heirs Bobby Matthews and Phillip Matthews, who died without issue according to Affidavit of Heirships recorded at Instrument Nos. 20031003-0146161 and 20031003-0146162.Being the same property conveyed to Wanda S. Matthews a/k/a Wanda Jackson by Quitclaim deed from Bobby Matthews of record in Instrument No. 20031003-0146163 Register's Office for Davidson County, Tennessee, dated September 25, 2003 and recorded on October 3, 2003.

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, dated June 28, 2017 and recorded on June 29, 2017.

Being the same property conveyed to Prime Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Elizabeth Hazelwood of record in Instrument No. 20180108-0002454, Register's Office for Davidson County, Tennessee, dated January 4, 2018 and recorded on January 8, 2018.

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 19 Willis Street, 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 20th day of April, 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/herself to be the Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he/she, 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 20th day of April, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021