Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Affiant

Subscribed and sworn to before me, this 19th day of July, 2018.

Notary Public
My commission expires: 7/6/20

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RH-18-100

04-1806-56904

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Prestige PMC, LLC 1213B Tremont Ave Nashville, TN 37212	new owner	105-01-0-585.00

Bill Garrett Davidson County
Batch# 119360 **DEEDWARR**
07/23/2018 03:00:56 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180723-0071673

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeanette M. Scruggs Smith, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Prestige PMC, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a 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. 7, on the Plan of Revised Section Ninety-Eight, Edgehill Estates, of record in Book 4860, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeanette M. Scruggs, unmarried by deed from Metropolitan Development and Housing Agency, dated October 31, 1984, recorded November 7, 1984, of record in Book 6421, Page 456, Register's Office for Davidson County, Tennessee.

Jeanette M. Scruggs, Jeanette Scruggs Smith and Jeanette M. Scruggs Smith are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 100 Marshall Court, Nashville, TN 37212.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of July, 2018.

Jeanette M. Scruggs Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeanette M. Scruggs Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of July, 2018.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020