Karen Y Johnson Davidson County
Batch# 155195 DEEDWARR
10/30/2018 02:52:02 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20181030-0107470

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Scott Revey
1199 Old Hickory BLvd
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Volunteer State Bank
101 Hwy 52 W
Portland, Tennessee 37148

MAP 041
GROUP 08 0
PARCEL 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Prosperitas Partners, LLC, a Tennessee Limitied Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Trent Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the lands of K.J. Morris, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section I (1), not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952, as follows:

Beginning at a point on the southwesterly margin of Old Hickory Boulevard at the northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet, more or less, westerly from the westerly margin of State Highway No. 11; thence with the line between said Lot Nos. 13 and 14, southwesterly 245 feet, more or less, to the com mon corner of Lot Nos. 12, 13 and 14; thence with the line between said Lot Nos. 12 and 13, northwesterly 200 feet. More or less, to a point on the southeasterly margin of Hickory Drive; thence with the margin of said drive, North 45 deg. 56 minutes East 210 feet, more or less, to the beginning of a curve; thence around said curve in a northeasterly direction 39.39 feet, more or less, to a point on the southwesterly margin of said Blvd; thence with the margin of said Blvd., South 41 deg. 12 minutes East 145.00 feet, more or less, to the beginning.

Being the same property conveyed to Prosperitas Partners, LLC, a Tennessee Limited Liability Company, from Jack Straw Properties, LLC, a Tennessee Limited Liability Company, by deed on March 8, 2015, of record in Instrument No. 20150513-0044079, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 57, page 49, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1199 Old Hickory Blvd, Nashville, Tennessee 37207.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VAES-18-1199

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Trent Properties, LLC, a Tennessee Limited Liability Company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this the 25th day of October, 2018.

Prosperitas Partners, LLC, a Tennessee Limitied Liability Company

By: Jason W. Ross, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jason W. Ross,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Prosperitas Partners, LLC, a Tennessee Limitied Liability Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 25th day of October, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of October, 2018.

NOTARY PUBLIC
My Commission Expires: 07/06/20

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