Name and Address of New Owner:
Prime Nashville, LLC, a Tennessee Limited Liability Company
4117 Hillsboro Pike, Suite 103-315
Nashville, TN 37215

Send Tax Bills To:
Prime Nashville, LLC, a Tennessee Limited Liability Company
4117 Hillsboro Pike, Suite 103-315
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 186774 DEEDWARR
01/22/2019 02:17:26 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20190122-0006154

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37213

Map & Parcel No: 105-07-0-39500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lovenia Ophelia Madry, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Prime Nashville, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County being the southerly one-half of Lot 23 on the Plan of Rains Spring Plan of Lot, of record in Book 1, Page 109, Chancery Court of Nashville, Tennessee. Said southerly one-half of Lot No. 23 fronts 50 feet on the north side of Mallory Street and extends back between parallel lines 100 feet to a dead line. Source of Description: This is the same legal description as in the previous deed of record.

Being the same property conveyed to Lovenia Ophelia Madry by Quitclaim Deed from Boyce Barker, recorded on December 22, 2009, of record in Instrument No. 20091222-0116441, Corrected by Scrivener's Affidavit in Instrument No. 20101116-0091711, recorded on November 16, 2010, Register's Office for Davidson County, Tennessee.

This is improved property known as 424 Mallory Street, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of January, 2019.

Lovenia Ophelia Madry (SEAL)
Lovenia Ophelia Madry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2019, before me personally appeared Lovenia Ophelia Madry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 18th day of January, 2019.

Notary Signature
My commission expires: 3-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of January, 2019.

Carmen Coats
Notary Public
My commission expires:
File No. 2018-59

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022