Name and Address of New Owner:
Prime Nashville, LLC
1019 WHITES CREEK PIKE
NASHVILLE, TN 37207

Send Tax Bills To:
Prime Nashville, LLC
1019 WHITE CREEKS PIKE
NASHVILLE, TN 37207

Karen Johnson Davidson County
Batch# 225267 DEEDWARR
05/02/2019 03:43:51 PM 3 pgs
Fees: $18.00 Taxes: $453.25
20190502-0041219

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 083-03-0-121.00

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, **JDF Premium Investments, LLC, a Georgia Limited Liability Company**, "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:

Being parts of Lot Nos. 3,4, and 7 on the unrecorded Map of Mrs. Mollie Buchanan's Subdivision of part of Lot NO. 60 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, described according to a survey made April 22, 1935 by Erle Drake, County Surveyor, for said County, and a survey made by Watkins and Murray, Surveyors, August 26, 1947, as follows:

Beginning at a point in the westerly margin of said survey 200 foot, at right angles, from the northerly margin of Creighton Avenue, and being Walker K. Pinkerton and wife, Allene Warren Pinkerton's northwest corner; thence east along the northerly line of Lot Nos. 5 and 6 on said map, 123.5 feet to an iron pin, being northeast corner of Lot No. 5 on said Map; thence northerly 149 feet to an old iron pipe; thence westerly 93.2 feet to an iron pin in said westerly margin of said survey; thence southerly along the said westerly margin, 152.15 feet to the beginning.

Being the same property conveyed to JDF Premium Investments, LLC, a Georgia Limited Liability Company from David Knudston by Warranty Deed dated April 17, 2018, of record in Instrument Number 20180423-0037711, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years; All matters of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee

THIS IS UNIMPROVED PROPERTY KNOWN AS: 0 CREIGHTON AVENUE, NASHVILLE, TN 37206

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 12th day of April, 2019.

(SEAL)
JDF Premium Investments, LLC, a Georgia Limited Liability Company, by Joseph D. Fiddelman, President

STATE OF GEORGIA
COUNTY OF Henry

Before me, Rebecca Lynn Wright of the state and county mentioned, personally appeared Joseph D. Fiddelman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of JDF Premium Investments, LLC, the within named bargainor, a Georgia Limited Liability Company, and that such Joseph D. Fiddelman as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Fayetteville Georgia this 12th day of April, 2019.

Rebecca Lynn Wright
Notary Signature

Printed Name: Rebecca Lynn Wright

My commission expires: 01/24/2022

REBECCA LYNN WRIGHT
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
My Commission Expires January 24, 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 $122,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Meredith Mary
(Affiant)

Sworn to and subscribed before me this
10th 12th day of April, 2019.

Notary Public
My commission expires:_____
File No. 2019-86

