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

Send Tax Bills To:
Prime Nashville, LLC
1019 WHITES CREEK PIKE
NASHVILLE, TN 37207

Karen Johnson Davidson County
Batch# 225274 DEEDWARR
05/02/2019 03:52:13 PM 2 pgs
Fees: $13.00 Taxes: $453.25

20190502-0041232

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

Map & Parcel No: 083-03-0-499.00

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:

Land in Davidson County, Tennessee, being Lot No. 1 of the Final Plat of The Riverside Grove Subdivision JDF Premium Investments, LLC, of record in Instrument Number 20190408-0031809, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed by Warranty Deed to JDF Premium Investments, a Georgia Limited Liability Company, by Svend Dahl Thomsen and wife, Rita A. Huffer on April 17, 2018, recorded April 23, 2018 of record at Instrument Number 20180423-0037712, Register's Office, 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 Plat Instrument Number 20190408-0031809, Register's Office for Davidson County, Tennessee

THIS IS UNIMPROVED PROPERTY KNOWN AS: 1408 RIVERSIDE DRIVE, 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 May
(Affiant)

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

Notary Public
My commission expires: 9/7/2020
File No. 2019-86

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020