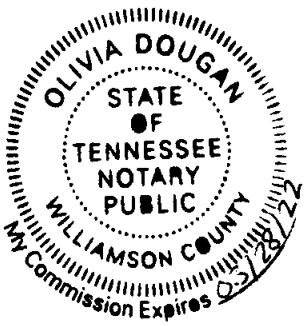


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 03/28/2022

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prestige PMC, LLC	New Owner	105012O00100C0 & 105012O00200C0
(NAME) 1213 B Tremont Ave	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEY CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PRESTIGE PMC, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 all of Units A & B on Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions for 1000 Southside Homeowners Association of record in Instrument No. 20161222-0135041, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Key City Properties, LLC, a Tennessee Limited Liability Company by Deed dated August 29, 2016 from Toya Allen and Tiffany Footman and Theresa Burdine, recorded September 1, 2016, in Instrument Number 20160901-0091916, corrected in Scrivener's Affidavit recorded on November 09, 2017 in Instrument No. 20171109-0115374, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Unimproved* property is commonly known as: 1000 A & B Southside Avenue, Nashville, TN 37203

LT&E File #15678

Karen Johnson Davidson County
Batch# 236161 **DEEDWARR**
05/30/2019 08:59:18 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00

20190530-0051020

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 29th day of May, 2019

Key City Properties, LLC, a Tennessee Limited Liability Company

By: _____
Christopher DeStefano, Member

By: _____ 5/29/19
Stephen Bock, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county mentioned, personally appeared Christopher DeStefano, 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 Member of Key City Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Christopher DeStefano as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 29th day of May, 2019.

_____
Notary Signature

My commission expires: 11/14/21

STATE OF TENNESSEE NOTARY PUBLIC J. TRENT LEHMAN COUNTY OF WILLIAMSON

STATE OF CALIFORNIA
COUNTY OF _____

Before me, a Notary Public, of the state and county mentioned, personally appeared Stephen Bock, 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 Member of Key City Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Stephen Bock as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this ____ day of May, 2019.

See attached Jurat
Notary Signature

My commission expires:_____

LT&E File #15678

WELLS FARGO

Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 28th

day of May, 2019, by Stephen Bock

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature

PETER YAMUKIAN
COMM. #2246298
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 06/16/2022

NSP1 NSP1

Description of Attached Document

Type or Title of Document: Warranty Deed

Document Date: 5/28/19

Number of Pages: 3 including Jurat

Signer(s) Other Than Named Above: Christopher DeStefano