THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190620997** Karen Johnson Davidson County Batch# 244693 **DEEDWARR** 06/18/2019 09:15:19 AM 2 pgs Fees: $13.00 Taxes: $2,312.50 20190618-0058450	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Primrose Development, LLC. 1802 Primrose Avenue Nashville TN 37212	Send Tax Bills To: Primrose Development, LLC. 1802 Primrose Ave Nashville, TN 37212	Tax Information: Tax Parcel ID No. 117-04-327.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glen Harness and Brenda C. Harness, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Primrose Development, LLC., a Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 58 of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for said County.

Beginning at an iron pin in the Northerly margin of Primrose Avenue at the Southeast corner of the tract that was conveyed to James E. Adams by deed from James T. Patterson and wife, in Book 2877, Page 316, said Register's Office, being the corner of Lots 57 and 58; thence with the line between said lots, Northeasterly 91.4 feet to a point; continuing with Adams' line, leaving the line between Lots 57 and 58, Northeasterly 71 feet to a point in the Southerly margin of an alley 22 feet East of the corner of Lots 57 and 58; thence with the margin of said alley; Southeasterly 58 feet to the Westerly margin of Brightwood Avenue; thence with the margin of same, Southwesterly 144.8 feet to the beginning of a curve; thence around said curve, Southwesterly having a radius of 20 feet, to a point in the Northerly margin of Primrose Avenue; thence with the margin of same, Northwesterly 23.4 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Brenda C. Lender, n/k/a Brenda C. Harness, married to Glen Harness and wife, Brenda C. Harness, as recorded on the 10th day of March, 2003 in Instrument No. 20030310-0031333 and RTC Special Warranty Deed from Resolution Trust Corporation, as receiver for Gibraltar Savings F.A. to Brenda C. Lender, as recorded on the 22nd day of April, 1992 in Deed Book 8607, Page 527, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE, as recorded in Plat Book 421, Page(s) 101.
Easement for Power Lines, recorded in Instrument No. 20150918-0094782.

This is improved property located at 1800 Primrose Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2019.

Glen Harness by Brenda C. Harness, Attorney in Fact

Glen Harness
By: Brenda C. Harness, Attorney in Fact

Brenda C. Harness

Brenda C. Harness

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda C. Harness, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Glen Harness and that she is authorized by Glenn Harness to execute this instrument on his behalf.

WITNESS my hand, at office, this 14th day of June, 2019.



Notary Public