Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $605,000.00. Affiant Subscribed and sworn to before me, this the 25th day of November, 2019. Notary Public My commission expires:

Karen Johnson Davidson County
Batch# 323072 DEEDWARR
12/02/2019 12:53:33 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20191202-0123639

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Eric Klurfeld Leslie Veronica Klurfeld	**NEW OWNER**	105-07-0-395.00
424 Mallory Street		
Nashville,TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ERIC KLURFELD AND LESLIE VERONICA KLURFELD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly one-half of Lot No. 23 on the Plan of Rains Spring property as of record in Plan Book 1, page 109, Chancery Court at Nashville, Tennessee.

Said Southerly one-half of Lot No. 23 fronts 50 feet on the Northerly side of Mallory Street and extends back between parallel lines 100 feet to a dead line.

Being a portion of the same property conveyed to Christine B. Williams and Louvenia Fry, both unmarried, as joint tenants by Warranty deed from Walter Gooch, unmarried of record in Book 8943, page 363 Register's Office for Davidson County , Tennessee, dated May 06, 1993 and recorded on May 10, 1993 and Affidavit of Heirship recorded on July 22, 2009 in Instrument No. 20090722-0068883.

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

Being the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company by Warranty deed from Lovenia Ophelia Madry, an unmarried woman of record

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 424 Mallory Street, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of November, 2019.

Prime Nashville, LLC, a Tennessee Limited Liability Company

Jarred McNeal, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of November, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022